GUAM LAND USE COMMISSION

34GL-18-2453
Vice Speaker Therese M. Terlaje

Chairman [Vacant]
Vice Chairman Tae S. Oh
Commissioner Conchita D. Bathan

Commissioner Hardy T.I. Vy
Commissioner [Vacant]

Michael J.B. Borja, Executive Secretary
Nicolas E. Toft, Legal Counsel (OAG)

OCT 22 2018
Time: 14:53
Received by:

AGENDA

Regular Meeting

Thursday, October 25, 2018 @ 1:30 p.m.

Department of Land Management Conference Room
590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning
[As advertised in the Guam Daily Post on October 18th and October 23rd, 2018]

2018 OCT 22 PM 3:39

I. **Notation of Attendance** [ ] Quorum [ ] No Quorum

II. **Approval of Minutes**

- NONE

III. **Old or Unfinished Business**

Zone Change

A. **Application No. 2017-36**, Christina M. Borja; Zone Change from "A" (Rural/Agricultural) to "LC" (Limited Commercial) zone, for the continued operation of an existing water and video store, on Lot 101-9, in the Municipality of Yona. Case Planner: Penmer Gulac [GLUC – 8/23/2018]

B. **Application No. 2017-41B**, Albert P. Sanga represented by Harry D. Gutierrez; Zone Change from "R-1" (Single Family Dwelling) to "LC" (Limited Commercial) zone, for the proposed construction of a commercial building, on Lot 1103-3-1A-1, in the Municipality of Mangilao. [GLUC – 8/23/2018] Case Planner: Penmer Gulac

IV. **New Business**

Tentative Subdivision Plan

C. **Application No. 2018-21**, TRI Inc. represented by FC Benavente, Planners; Tentative Subdivision Plan for the proposed development of Paradise Court Subdivision, consisting of seventeen (17) residential units, on Lot 2303-R8NEW, in an "R-1" (Single Family Dwelling) zone, in the Municipality of Mangilao. Case Planner: Frank Taitano

D. **Application No. 2018-24**, Wellborn LLC represented by Harry D. Gutierrez; Tentative Subdivision Plan for the proposed development of Wellborn Estates, consisting of 121-single family dwelling lots and 1 commercial lot, on Lots 7110-NEW-NEW-1, 7110-NEW-NEW-2, and 7110-NEW-NEW-R2, in an "R-2" (Multi Family Dwelling) zone, in the Municipality of Yigo. Case Planner: Frank Taitano

V. Administrative & Miscellaneous Matters

Zone Variance Renewal/Status Report

E. **Application No. 2002-30E**, Applicant, BME & Sons, Inc.; requests renewal of a previously approved Use Zone Variance and Status Report for an existing contractor's yard, on Lot 10, Tract 293, in an "A" (Agricultural/Rural) zone, in the Municipality of Mangilao. Case Planner: Penmer Gulac

Status Report

F. **Application No. 2015-26C**, Deepak and Kiran Sadhwani represented by FC Benavente, Planners; Status Report for a previously approved Tentative Subdivision Plan, on Lot 5315, in an "M-1" (Light Industrial) zone, in the Municipality of Dededo. Case Planner: Marvin Aguilar

VI. Adjournment

Street Address:
590 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

Mailing Address:
P.O. Box 2950
Hagåtña, GU 96932

Website:
http://dlm.guam.gov

E-mail Address:
dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

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671-649-5383

DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

October 19, 2018

MEMORANDUM

To: Acting Chairman, Guam Land Use Commission

From: Guam Chief Planner

Re: Re-evaluation of Land Use Applications
(Regularly Scheduled Meeting of August 23, 2018)

Mr. Chairman:

At its regularly scheduled meeting of August 23, 2018, the Guam Land Use Commission (hereafter "Commission") under the chairmanship of Mr. John Arroyo reviewed and approved the following land use applications:

1. **Application No. 2017-41B**, Applicant, Albert P. Sanga represented by Harry D. Gutierrez; Zone Change request from "R-1" (Single Family Dwelling) to "LC" (Limited Commercial) zone, for the proposed construction of a commercial building with catering service/mini-canteen, beauty salon/barber shop, professional office and residential unit, on Lot 1103-3-1A-1, in the Municipality of Mangilao;

2. **Application No. 2017-36**, Applicant, Christina M. Borja; Zone Change request from "A" (Rural/Agricultural) to "LC" (Limited Commercial) zone, for the continued operation of an existing water and video store, Lot 101-9, in the Municipality of Yona.

3. **Application No. 2002-30E**, Applicant, BME & Sons, Inc.; requests renewal of a previously approved Use Zone Variance and Status Report for an existing contractor's yard, on Lot 10, Tract 293, in an "A" (Agricultural/Rural) zone, in the Municipality of Mangilao.

In a letter dated September 4, 2018, the office of Honorable Senator Thomas Ada notified our office that actions taken on these applications were void due to lack of quorum, citing term expiration of Messrs. John Arroyo and Victor Cruz.

As a result of the Senator's findings, the Commission is compelled to re-evaluate each application to complete Commission review, assessment, and action.

Please find attached staff reports per each application for your perusal. Other supporting information are available, but scarce due to distribution at the August 23, 2018 meeting. With this, we humbly ask each Commissioner to retained their original packets, otherwise a complete packet will be re-generated for their perusal.

MARVIN Q. AGUILAR

Cc: Office of Honorable Senator Thomas Ada,
Chairman, Committee on Land
Plaza Center, Suite 207
173 Aspinall Avenue Hagatna, Guam 96910

ATTACHMENT A

DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

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Website:
http://dlm.guam.gov

E-mail Address:
dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

August 15, 2018

MEMORANDUM

TO: Guam Land Use Commission (GLUC) Members

FROM: Guam Chief Planner

SUBJECT: Supplemental Staff Report – Continuation of Application No. 2017-41, Zone Change request for Lot 1103-3-1A-1, in the Municipality of Mangilao, for Albert Sanga, represented by Harry D. Gutierrez.
GLUC Meeting of August 23, 2018

Application Summary: Per GLUC meeting of May 24, 2018, the Commission made a motion for continuation to request from the consultant to ask the applicant/property owner to consider changing the Zone Change (Commercial) application to a "**Limited Commercial**" zone change with specific uses and with imposed conditions by the commission. Per concurrence of the owner, Mr. Albert Sanga, he accepts a "Limited Commercial" zone change by the commission.

In order to conform with GLUC Resolution No. 2015-03, pertaining to "Limited Commercial" (LC) rezoning, the following proposed uses are as follows:

The Applicant proposes a two-story commercial complex with the following specific uses on the premises:

1. Catering service and Mini-canteen – 1st Floor
2. Beauty Salon and Barber Shop – 1st Floor
3. Professional office space – 2nd Floor
4. Residential unit – 2nd Floor

All required parking will be met for the specific uses, plans subject to review and approval by permitting agencies.

RECOMMENDATION: Planning recommends approval of the Zone Change to Limited Commercial zone subject to Commission and ARC imposed conditions.

MARVIN Q. AGUILAR
Guam Chief Planner

Attachment: Letter from Mr. Albert Sanga
Case Planner: Penmer C. Gulac, Planner IV

With attachments

7/23/18

AFFIDAVIT

I, Albert Sanga, Lot Owner of Lot 1103-3-1A, Mangilao, Guam, That on May 24, 2018, the Guam Land Use Commission (GLUC), meeting , requested through my representative, Mr. Harry D. Gutierrez, that if I would accept a "Limited Commercial" (LC) Zone Change, instead of a zone change to "C" (Commercial) rezoning. This is in reference to GLUC Application No. 2017-41, under Albert Sanga, the lot is located in the Municipality of Mangilao.

In response to the Chairman & Commissioners of the last GLUC meeting of May 24, 2018, I am concurring and changing the Zone Change (Commercial) application to **Limited Commercial (LC) zone change,** with specific uses and with conditions imposed by the commission.

In order to conform with GLUC Resolution No. 2015-03 pertaining to" Limited Commercial" (LC) rezoning the following proposed uses on the lot are as follows:

The proposed commercial complex will have the following specific uses:

Catering Service and a Mini-Canteen, a Beauty Salon & Barber Shop, a professional office space and a residential unit.

Note: There will be no game room or massage parlor on the premises.

All parking, loading, access to and from the site are adequate for the proposed uses and will be reviewed by GovGuam permitting agencies. Your consideration and acceptance is greatly appreciated, further request my application to be scheduled for the next available GLUC meeting.

---

1. The affiant is the owner of Lot 1103-3-1A, Municipality of Mangilao, Guam.
2. Further you sayeth not.

ALBERT SANGA

Guam, USA (ss.

SUBSCRIBED AND SWORN to before me this 12th day of June 2018

NOTARY PUBLIC

RAMON JD QUINENE
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **OCT. 01, 2020**
1779 Army Drive Ste. 105 Tamuning, Guam 96913

Doc. No. 34GL-18-2453.

DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
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671-649-LAND (5263)

Facsimile:
671-649-5383

May 15, 2018

MEMORANDUM

TO: Guam Land Use Commission (GLUC) Members

FROM: Chairman, Application Review Committee (ARC)

SUBJECT: Summary of Positions Submitted by ARC

RE: Application No. 2017-41 (Zone Change)

Listed below is the compilation of Positions taken by the various ARC member agencies as submitted to Planning Division, Department of Land Management. The conditions as imposed by the ARC member agencies are listed when applicable.

DEPARTMENT OF LAND MANAGEMENT (DLM):
Planning staff recommends Approval subject to the ARC Position Statement and the permitting agencies requirements.

DEPARTMENT OF PUBLIC WORKS (DPW):
The Department of Public Works (DPW) has completed its review of the subject application and has no objection to the request provided and the following conditions be in place:

A. To provide a preliminary lay-out of the commercial building and incorporate the following:
   1. retail store and office space;
   2. parking lay-out (compact, standard and accessible stalls) and must be ADA compliant;
   3. entry/exit must be wide enough for public access; and
   4. to include solid waste composition.

DPW recommends approval, subject to the comments reviewed by the Application Review Committee (ARC) with conditions that prior to building permit application, a complete set of design drawings must be submitted with all the engineering disciplines needed in the project and must comply with all the applicable rules and regulations. Drawings must also conform to the latest building code prior to issuance of building permit.

GUAM WATERWORKS AUTHORITY (GWA):
The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a zone change from "R1" (Single-Family) to "C" (Commercial) zone for the proposed construction of a commercial building with retail, office and service shops.

GUAM POWER AUTHORITY

ATURIDÅT ILEKTRESEDÅT GUAHAN
P.O.BOX 2977 • AGANA, GUAM U.S.A. 96932-2977

RECEIVED
Aug 23 2017
Department of Land Management
Time 1:40 Initial

August 16, 2017

MEMORANDUM

To: Chairman, Guam Land Use Commission
Executive Secretary, Guam Land Use Commission

From: General Manager

Subject: Lot 1103-3-1A-1, Municipality of Mangilao, (Albert P. Sanga); Zone Change Application from "R-1" (Single-Family Dwelling) to "C" (Commercial) to construct a commercial building for retail and office. **Application No. 2017-41**

Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendations Concerning GPA requirements:

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
   - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
   - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
   - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
   - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
   - Provide scheduling and magnitude of project power demand requirements for new loads.
   - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.

2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.

3. A system impact assessment may be required to determine the effect of this facility on GPA's existing power facilities.

4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments
GPA has no objection to the request subject to the conditions cited above.

JOHN M. BENAVENTE, P.E.

ASG/arp

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
Applicant: Albert P. Sanga
Location: Lot 1103-3-1A-1, Mangilao
Type of Application: Zone Change
GLUC/GSPC Application No. 2017-41
Brief Project Description:
"R-1" to "C" to construct a commercial building for retail and office.

For the purposes of this Certification, GOVERNMENT SERVICES, FACILITIES, and INFRASTRUCTURE include, but are not limited to: **power lines poles and facilities; water lines, pumps and facilities; sewer and liquid waste disposal; storm water disposal; solid waste disposal; telephone lines and facilities; schools; health facilities; police and fire fighting service and facilities; roads; traffic and street lights; parks and recreational activities.**

1. I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **AVAILABLE AND IN PLACE** to support this project:
   Yes ☒ No ☐

2. If the answer to #1 above is **YES**, then:
   I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **ADEQUATE** to support this project:
   Yes ☐ No ☒

3. If the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE currently in place are **NOT AVAILABLE** or they are **AVAILABLE, BUT NOT ADEQUATE,** itemize the services, facilities and infrastructure that are needed, the estimated cost thereof and whether funds are currently available and identified to develop such services, facilities and infrastructure:

Services, Facilities and Infrastructure Needed	Cost of Upgrades	Funds Available	Date Available	Funds Identified
Please see comments below				

I hereby certify that the foregoing is true and correct to the best of my knowledge.

JOHN M. BENAVENTE, P.E.
General Manager

8/21/17
Date

Comments:
Based on a preliminary inspection of the site, the electrical facilities may require upgrading to meet the demand of the proposed project. A system impact assessment maybe required to determine the effect of this facility on GPA's existing power distribution system. The applicant will be responsible for the cost of any required system upgrade.

ASG/arp

GUAM WATERWORKS AUTHORITY

Gloria B. Nelson Public Service Building
688 Route 15, Mangilao, Guam 96913

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
OCT 06 2017
1230 PM
CLTC/GALC/GLUC

MEMORANDUM

September 22, 2017

TO: Michael Borja, Director, Department of Land Management

FROM: Miguel C. Bordallo, P.E., General Manager

SUBJECT: Position Statement on Zone Change Application No. 2017-41 for Lot 1103-3-1A-1, in the Municipality of Mangilao.

APPLICANT(S): Albert P. Sanga

The Guam Waterworks Authority (GWA) has reviewed the applicant's request for a zone change from "R1" (Single-Family) to "C" (Commercial) zone for the proposed construction of a commercial building with retail, office and service shops.

This memorandum shall serve as GWA's position statement to the above zone change request related to availability of water and sewer infrastructures to serve the above subject lot. This position statement shall not be construed as notice that water and sewer systems have the capabilities to accommodate the proposed development including fire flow without on-site or off-site improvements. Any extension of the water and sewer systems and/or capacity upgrades required to serve the property shall be subject to the rules and regulations of GWA. Any required extension to the existing facilities to serve the subject properties shall be at expense of the applicant.

Given the information provided in the application and field observations, the following comments are conditions for GWA's position in favor of the approval of this zone change application:

1. The applicant must provide GWA with site development plans to construct the proposed development. The site development plans must illustrate the proposed point of connection for water and sewer and is subject to GWA inspection and approval. Submittals shall include water and sewer design calculations and complete drawings and specifications. Design calculations shall include proposed water demand calculations including fire-flow and sewer production calculations. If a development will be served by a septic tank/leaching field system, then the system must be approved by the Guam Environmental Protection Agency. Note: the last statement can be removed when a sewer line is available for connection.

2. GWA requires the applicant to coordinate with the GWA Engineering Department at least six months prior to building permit application submittal. Discussions shall include the proposed water demand and sewer production calculations in order to

This memorandum shall serve as GWA's position statement to the above zone change request related to availability of water and sewer infrastructures to serve the subject lot. This position statement shall not be construed as notice that water and sewer systems have the capabilities to accommodate the proposed development including fire flow without on-site or off-site improvements. Any extension of the water and sewer systems and/or capacity upgrades required to serve the property shall be subject to the rules and regulations of GWA. Any required extension to the existing facilities to serve the subject properties shall be at expense of the applicant.

Given the information provided in the application and field observations, the following comments are conditions for GWA's position in favor of the approval of this zone change application:

1. The applicant must provide GWA with site development plans to construct the proposed development. The site development plans must illustrate the proposed point of connection for water and sewer and is subject to GWA inspection and approval. Submittals shall include water and sewer design calculations and complete drawings and specifications. Design calculations shall include proposed water demand calculations including fire-flow and sewer production calculations. If a development will be served by a septic tank/leaching field system, then the system must be approved by the Guam Environmental Protection Agency. Note: the last statement can be removed when a sewer line is available for connection.

2. GWA requires the applicant to coordinate with the GWA Engineering Department at least six months prior to building permit application submittal. Discussions shall include the proposed water demand and sewer production calculations in order to determine if existing facilities can accommodate the proposed development and if any off-site infrastructure improvements may be necessary.

3. If off-site water and sewer infrastructure improvements are installed by the developer, they will require prior approval from GWA, must meet GWA standards, be constructed in the public easement or right of way, and shall be subject to inspection by GWA. Any infrastructure improvements will be at the expense of the applicant. GWA's approval of the occupancy will be contingent upon the completion of offsite improvements.

   The developer shall register maps and documents for new public rights of way or utility easements with the Department of Land Management and provide copies to GWA.

4. The applicant shall install GWA water meters in the public right of way or easement.

5. Backflow prevention devices are required for non-residential activities or when a development will be served by a master meter.

6. New development is subject to water and/or sewer system development charges.

7. Privately-owned water tanks might be limited to a maximum fill rate to avoid adverse impacts to the public water system.

8. Certain activities are subject to sewer pre-treatment requirements. Grease traps or interceptors are required for food service establishments. Oil-water separators are required for vehicle maintenance activities.

9. Only wastewater shall be discharged to the sanitary sewer system. Stormwater, pool water, and pool backwash water discharge to the sanitary sewer system is prohibited.

10. After a GWA utility service account is opened, the account holder is responsible for informing GWA of onsite activity changes that may affect the account's classification and utility service requirements. Activity changes include, but are not limited to, laundry, food service, and vehicle maintenance activities.

This GWA Position Statement shall remain valid for 365 calendar days from the date of this response. Please contact GWA Engineering Division regarding water and sewer system improvement design and construction standards and procedures.

GUAM POWER AUTHORITY (GPA):
Guam Power Authority has reviewed the application and submits the following position statement:

A. Comments and Recommendations Concerning GPA requirements:

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:

    a. Coordinate overhead/underground power requirements with GPA Engineering for new structures;
    b. Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electric Code;
    c. Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements;
    d. Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection;
    e. Provide scheduling and magnitude of project power demand requirements for new loads;
    f. All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.

2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations;
3. A system impact assessment may be required to determine the effect of this facility on GPA's existing power facilities;
4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments:
GPA has no objection to the request subject to the conditions cited above.

DEPARTMENT OF PARKS AND RECREATION (DPR):
DPR submits the following statement;
"We reviewed the subject application submitted by Harry D. Gutierrez, authorized representative, on behalf of Albert Sanga, the applicant and owner of subject lot. The applicant is requesting

approval of subject application in order to construct a new commercial building with retail, office, and service shops.

The vacant 1,045 square-meter lot is located along Route 10, across KNS Retail Store and not far from the Champion Sporting Goods store and the new Mangilao Medical Center. Based on our review of the area, it is highly unlikely that historic properties or historic features would be encountered during the course of the construction development. However, subject the proposed development project must go through the proper DPW permitting process for reviews by the different agencies, including the Department of Parks and Recreation which may be subject to other development requirements. Therefore, we have no objection to the approval of subject application. If you have any questions with regards to our position, please contact our office.

BUREAU OF STATISTICS AND PLANS (BSP):
Has not submitted Position Statement as of Staff Report date.

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA):
Has not submitted Position Statement as of Staff Report date.

GUAM ECONOMIC DEVELOPMENT & COMMERCE AUTHORITY (GEDCA):
GEDCA has no objections.

GUAM FIRE DEPARTMENT (GFD):
Has not submitted Position Statement as of Staff Report date.

DEPARTMENT OF AGRICULTURE (DoAg):
Has not submitted Position Statement as of Staff Report date

DEPARTMENT OF CHAMORRO AFFAIRS (DoCA):
Has not submitted Position Statement as of Staff Report date.

DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES (DPH&SS):
Has not submitted Position Statement as of Staff Report date.

GUAM PUBLIC SCHOOL SYSTEM (GPSS):
Has not submitted Position Statement as of Staff Report date.

Marvin Q. Aguilar

Attachments: ARC Position statements
Cc: Executive Secretary, GLUC

The Honorable
EDDIE BAZA CALVO
Governor
The Honorable
RAY TENORIO
Lt. Governor

MB 9/28

RECEIVED
230

GLENN LEON GUERRERO
Director
FELIX C. BENAVENTE
Deputy Director

9-29-17
to case planner

MEMORANDUM

TO: Director, Department of Land Management

FROM: Director, Department of Public Works

SUBJECT: Applicant: Albert P. Sanga
Application: 2017-41
Zone Change from ("R-1") Single Family Dwelling to ("C") Commercial
Lot No.: 1103-3-1A-1, Mangilao, Guam

Buenas yan Hafa Adai! The above applicant is requesting for a zone change on the above subject property from single- family dwelling to commercial. The intent is to build a commercial building that consists of a retail and office space including parking area for tenants and patrons. The total lot area is 1,045 square meters (11,248 square feet), located along Route 10, Mangilao.

The Department of Public Works (DPW) has completed its review of the subject application and has no objection to the request provided and the following conditions be in place:

A. To provide a preliminary lay-out of the commercial building and incorporate the following:
   - retail store and office space;
   - parking lay-out (compact, standard and accessible stalls) and must be ADA compliant;
   - entry/ exit must be wide enough for public access; and
   - to include solid waste composition.

✓ DPW recommends approval, subject to the comments reviewed by the Application Review Committee (ARC) with conditions that prior to building permit application, a complete set of design drawings must be submitted with all the engineering disciplines needed in the project and must comply with all the applicable rules, regulations. Drawings must also conform to the latest building code prior to issuance of building permit.

Should you have any questions, please call Linda Ibanez, In - Charge of CIP or Maryrose M. Wilson, at Division at Capital Improvement Projects (CIP) at 646- 3209 or 646-3224.

GLENN LEON GUERRERO

✓
Libanez/ MRWilson

Doc. No. 34GL-18-2453.

Department of Parks and Recreation
Government of Guam
490 Chalan Palasyo, Agana Heights, Guam 96910
Director's Office: (671) 475-6288
Parks Division: (671) 475-6291
Guam Historic Resources Division: (671) 475-6294/5

Eddie B. Calvo
Governor
Ray Tenorio
Lt. Governor

William N. Reyes
Director
John P. Taitano
Deputy Director

In reply refer to:
RC2017-0857

MB 12/7



December 4, 2017

To: Executive Secretary, Guam Land Use Commission

From: Director, Department of Parks and Recreation

Subject: DPR Position Statement on DLM Application No. 2017-41: Application for Zone Change from "R-1" Single-Family Dwelling to "C" Commercial Zone, Lot 1103-3-1A-1, Municipality of Mangilao, Guam

We reviewed the subject application submitted by Harry D. Gutierrez, authorized representative, on behalf of Albert Sanga, the applicant and owner of subject lot. The applicant is requesting approval of subject application in order to construct a new commercial building with retail, office, and service shops.

The vacant 1,045 square-meter lot is located along Route 10, across KNS Retail Store and not far from the Champion Sporting Goods store and the new Mangilao Medical Center. Based on our review of the area, it is highly unlikely that historic properties or historic features would be encountered during the course of the construction development. However, subject the proposed development project must go through the proper DPW permitting process for reviews by the different agencies, including the Department of Parks and Recreation which may be subject to other development requirements. Therefore, we have no objection to the approval of subject application. If you have any questions with regards to our position, please contact our office.

Sincerely,

William N. Reyes

Cc: Harry D. Gutierrez, Consultant
harry.gutierrez@yahoo.com

2017-41
ZONE CHANGE
Accepted Date: 30-Jun-17
Case Planner: PENMER GULAC

P. Gulac 6/20/17
ACCEPTED

ZONE CHANGE
APPLICATION

P. Gulac 5/29/17
RECEIVED
Land Plng Div

FROM: "R-1" (SINGLE-FAMILY DWELLING) ZONE

TO

"C" (COMMERCIAL) ZONE

FOR : ALBERT P. SANGA (OWNER)

LOT NO. 1103-3-1A-1

MUNICIPALITY OF MANGILAO, GUAM

Prepared by
HARRY D. GUTIERREZ
Consultant
#119 Gutierrez Way
Agana Heights, Guam 96910
482-5315 ; Email:harry.gutierrez@yahoo.com

HARRY D. GUTIERREZ
Consultant
#119 Gutierrez Way
Agana Heights, Guam 96910
482-5315 / Email:harry.gutierrez@yahoo.com

May 26, 2017

To: Mr. Michael JB Borja, Director
Executive Secretary, Guam Land Use Commission
C/o Department of Land Management
ITC Bldg, Suite 700, Tamuning, Guam 96911

Subject: Zone Change Application for: Lot 1103-3-1A-1, (formerly Barrigada), Municipality of Mangilao; For Albert P. Sanga (Owner)

Hafa Adai, Mr. Borja:

On behalf of my clients, and pursuant to Sections 61630 through 61634, Part 3, Article 6, Changes of Zones, Chapter 61 – Zoning Law, Title 21 Guam Code Annotated. I am submitting the enclosed zone change application on the subject lot above for your review and consideration before the Guam Land Use Commission, for a Zone Change **from "R-1" (Single-Family Dwelling) to "C" (Commercial) Zone.**

The subject lot is located along Route No. 10, Mangilao, across KNS Retail Store and approximately 400 feet north Champion Sporting Goods (see attached map) and is also approximately 700 feet east of the new Mangilao Medical Clinic. The main access is fronting from Route No. 10 (80-foot right-of-way).

Land Uses in the area: For your information, there are commercial zoned properties that are along Route No. 10 within 100 – 1,200 feet of the proposed development. The rest of the lots are zoned "R1" in the immediate area and mixed uses of R1, R2, residential homes and apartments south near the Route No. 10 & 15 intersection. Recent years Guam Land Use Commission (GLUC) rezoned Lot 1106-4-2 to Commercial zone (Champion's sporting Goods) and Guam Legislature rezoned Lot 1103-1-1-1 for the new Mangilao Medical Center. There is a single family dwelling, which is an old modular home on the lot and will be demolished for future development on the lot.

The lot was acquired by my clients recently and are long-time residents of Guam. They want to develop this site with a commercial building for office and retail spaces as well as provide a few professional office spaces, and the site also will be landscaped. They intend to fully operate a retail store and want to invest on this property and develop it, as it is near other commercial establishments and is near major thoroughfares.

Based on land use site studies of the area, commercial use of the lot would be the most ideal rather than residential. The nearest commercial zone and retail activities is a lot that is across the street 100 west of the subject property and the other lots that are located along the highway (Route No. 10) are commercial as well.

Again, this site is the most ideal and preferred location to serve the public for a commercial operation, that my clients are proposing for a commercial building that will have retail spaces, offices, and provide adequate parking on site for tenants and patrons.

Permitted and compatible uses in a "C" zones includes commercial buildings and complexes with accessory structures, retail/wholesale activities, gas stations, maintenance repair services shops for minor repairs, single family dwellings, residential duplexes, etc.. and the likes as noted on 21GCA 61307 (Commercial Zones).

The topography is flat all around the property. The subject lot has a main access on a 80-foot right of way. All utilities (water, sewer, power, etc..) are available in the immediate area within 100 feet.

The lot area: 1,045 square meters or 11, 248 square feet or ¼ + acre; The site will be able to accommodate the proposed activities, all required parking and loading, all drainage and other requirements by the zoning law and government permitting requirements for the intended use. My clients will ensure that all conditions and other requirements by permitting agencies are to be adhered to from clearing, construction and to final occupancy. The rezoning of the property will not have any adverse impact within the surrounding properties as there is adequate setbacks that will buffer the commercial activity being proposed on the site. Meets regulations along district boundaries 21 GCA 61302 of setback requirements abutting adjacent residential/rural zones lots. If rezoned, the uses will only be for commercial uses and accessory uses permitted and not for other uses that is not permitted or approved by the commission. An Environmental Impact Assessment (EIS) is required and is attached for review and is a part of this application.

Title 21, Guam Code Annotated , Chapter 61, Section 61630, of the zoning law mandates that public necessity, public convenience, and general welfare are addressed and justified, that the Commission may recommend to the Governor for approval for an amendment of the zoning map.

For the Commission's review and consideration on this application, these three important conditions are presented and justified below.

A. Public Necessity :

The proposed zone change of the lot and proposed uses are compatible with existing other Commercial and some residential uses in this area. The proposed land use and activities will provide the community with retail, office spaces as well as professional office space and other permitted commercial services for the public's need. This area is within central Guam and near business districts. This area will be developing into a more commercial type activities to accommodate a growing island population and the anticipated military build-up in the next few years and beyond. There will be greater demands for retailing, offices, services, restaurants, and lodging for short and long term, and products and commodities, import/export activities that will be available to the island community both private, military and the general public;

B. Public Convenience:

The proposed zone change of the lot will afford public convenience for much needed retail, office spaces and commercial/professional office and service related activities at this location as it is centrally located that is consistent with the current land uses as an extension of the existing commercial zone along Route No. 10. The location is prime and ideal, central and conveniently near areas with large population to better provide goods and services and related activities the immediate area and to a growing island community.

C. General Welfare:

The proposed zone change of the lot will protect the general public, the immediate surroundings and properties by being consistent for commercial zone within close proximity of commercial lots and commercial zone with existing commercial and residential land use activities along Route No. 10. There are vacant lots, single family dwellings, multi-family complexes, schools and churches nearby and on the south, south west that will be protected and buffered by a public access, as well as with landscaping of the site and all setbacks to be in compliance with the zoning law. Development plans for the proposed project site will ensure protection of adjacent neighbors, the public, and the environment, by adhering to all permitting requirements, as well as all local and federal regulations. The location is prime, ideal and is central to all areas with large population, and is very near commercial districts and the airport. The proposed new commercial development will be requiring products and other services from other commercial local vendors. The establishment of this site for commercial activities, and its operations will provide employment to local residents and contribute to the island's economic development and prosperity. The applicants/owners will ensure that all conditions and other requirements by permitting agencies are to be adhered to from clearing, construction and to final occupancy. The proposed development will be fenced if required, and landscaped and will be kept in good order to buffer, protect neighbors, and to provide an orderly and appealing site.

Cont.

Again, all performance standards and requirements by the Application Review Committee (ARC), and the Guam Land Use Commission (GLUC) will be complied with as well as submission of an Environmental Impact Assessment (EIA), is attached and any other requirements pursuant to Section 61630, Article 6, Changes of Zones, Chapter 61 – Zoning Law, Title 21 Guam Code Annotated shall be complied with.

Enclosed are additional supporting information for the application and a copy of the survey map. On behalf of my clients, we hope that your consideration of this request will be favorable. Should you need additional information or clarification, please don't hesitate to call me.

Respectfully,

Harry D. Gutierrez
Representative 482-5915

With Enclosures/Maps/Afidavit/etc.

ZONE CHANGE

TO: Executive Secretary, Guam Land Use Commission
c/o Land Planning Division, Department of Land Management
Government of Guahan, P.O. Box 2950, Hagatna, Guahan 96932

The Undersigned owner(s)/lessee(s) of the following described property hereby request consideration for a *Zone Change.*

1. Information on Applicant:

Name of Applicant: ALBERT P. SANGA c/o Harry D. Gutierrez; Consultant U.S. Citizen: [x] Yes [ ]

No Mailing Address: C/O #119 Gutierrez Way, Agana Heights, GU 96010

Telephone No.: Business: 482-5315 Home: N/A

2. Location, Description and Ownership:

Subdivision Name: N/A

Lot(s): 1103 -3-1A-1 Block: N / A Tract: N/ A

Lot Area: Acres : 1/4 Square Meters: 1,045 Square Feet: 11,248

Village: Mangilao Municipality: Mangilao

Registered Owner: Albert P. and Crisanta D. Sanga

Certificate of Title No.: N/A ; (Warranty Deed) Recorded Document No.: Deed Doc #903594

3. Current and Proposed Land Use:

Current Use: Residential- Single Family (Old Modular home) Zoned: "R-1" (Single-Family)

Proposed Use: Construct a new commercial building with retail, office & service shops Proposed Zone: "C" (Commercial)

Master Plan Designation: No Master Plan in this area, the land use is mix commercial and residential uses along Route No. 10

4. Attach a one page typed, brief and concise justification (letter format explaining the compatibility of the proposed project with adjacent and neighborhood developments as they exist; your intentions and purpose of the Zone Change request justifying public necessity, public convenience and general welfare in accordance with *Guam Code Annotated 21 GCA, Cha1Jter 61, Section 61630.*

5. Support Information. The following supporting information shall be attached to this application:

   a. 8 1/2" X 14" map, drawn to scale, showing existing zoning within 1000 feet radius from the subject lot's boundaries.

ATTACHMENT: Section 61630 (Requirements for Changes) and Section 61638 (Review by Municipal Planning Council is attached for your information and guidance in preparation of your Zone Change Application. For additional requirements, visit the Zoning Section, Land Planning Division.

Doc. No. 34GL-18-2453.

ZONE CHANGE

6. Supporting Information (Continuation):
   b. All parcels and their uses within 750 feet radius from the subject lot's boundaries. The map shall also contain:
      (1) Lot number for every parcel(s);
      (2) Identify by name and use all existing activities on all parcel(s) through a legend/code reference;
      (3) All adjacent inclusive and exclusive easements and roads to the property, their widths, and condition of surfaces;
      (4) The nearest location of all public utilities to the subject lot;
      (5) All natural or topographic peculiarities.
   c. 8 1/2" X 14" map, drawn to scale, showing all parcels within 500 feet radius of the subject lot's boundaries. Each parcel shall be identified with property lot number.
   d. The most recent survey map, certified and recorded at the Department of Land Management, showing the subject property.
   e. A detailed As-Built Plan of the lot shall include the following:
      (1) Total number and types of building;
      (2) Parcel size in square meters/feet;
      (3) Layouts of utilities and drainage;
      (4) Proposed lot coverage of building(s) and accessories in square meters/feet;
      (5) Approximate gross and net densities allowed on parcel;
      (6) Feasibility study;
      (7) Topography;
      (8) Existing earth faults and sinkholes;
      (9) Water courses and lens;
      (10) Reservation, conservation and historic places;
      (11) Total percentage of open spaces exclusive of parking stalls and other man-man features;
      (12) Percentage of building footprint (PD only); and
      (13) Compatibility to surrounding uses (PD only).
   f. If leased, lease agreement (the assignment of lease and the covenant).
   g. An initial comprehensive *Environmental Impact Assessment (EIA)* in accordance with Executive Order 90-10.
   h. Additional information as required by the Guahan Chief Planner
   i.

Submit one set of the Application with all the supporting information listed above. Once the Application is reviewed and accepted, applicant must submit the required number of hard copies (32 sets) of the Application and nine (9) copies of the Application in electronic format (example: in CD format, etc.)

7. Filing Fee: Fifty Dollars ($50.00) filing fee for the first five pages, and $.25 for any additional page, under Public Law 29-02, Chapter V, Part III *(Fees and Charges Assessed by the Department of Land Management).*

8. In an effort to provide a more effective means by which the municipality's concerns are heard and accommodated according to the land and regulations of real property uses, this land use application must be assessed for the need to an empanelment of a Hybrid Commission pursuant to P.L. 33-219. A Hybrid Commission will be empaneled if this application represents a development cost of more than three million dollars ($3,000,000.00), exclusive of the cost of the property as described in this application.

LESS THE VALUE OF THE PROPERTY, WILL THIS PROJECT COST MORE THAN $3,000,000.00? O Yes ◉ No

Please sign attesting to your answer: C:=;> _____

(See attachment for more information on P.L. 33-219 and 33-209, as the affect the process of assessment of this application)

ZONE CHANGE

9. Required Signatures: All legal owners/lessees of designated parcel shall sign form with name(s) typed or handwritten, signed and dated:

"I hereby certify that all information contained in this application and its supplements are true and correct. I also understand that any misrepresentation in this application shall void the entire submission. Further, that thirty-two (32) sets of the above listed required information is provided."

ALBERT P. SANGA May 25, 2017
(Owner(s) or Lessee(s) and Date)

FOR: HARRY D. GUTIERREZ, CONSULTANT May 25, 2017
(Representative, if any, and Date)

Note: (Affidavit of Authorization is attached)

THIS FORM SHALL NOT BE MAILED. APPLICANT OR REPRESENTATIVE SHALL SUBMIT IN PERSON, BY APPOINTMENT ONLY, TO THE LAND PLANNING DIVISION, DEPARTMENT OF LAND MANAGEMENT.

FOR OFFICIAL USE ONLY

Date Accepted:_____ Accepted By:_____

Date of Notice in Newspaper(s):_____Date of Notice to Adjacent Property Owners:_____

Date of Public Hearing:_____

Filing Fee(s) Paid *($)*: Yes [ ] No [ ] Check [ ] Cash [ ] Other [ ]_____

Receipt No.:_____ Application Number: ___

_____ Date of GLUC Action:_____

Conditions: Yes [ ] (See Below) No [ ]

Conditions of Approval: _____

_____

ZONE CHANGE APPLICATION SUPORTING DOCUMENTS:

FROM: "R1" (SINGLE FAMILY) DWELLING ZONE
TO : "C" (COMMERCIAL) ZONE
FOR : ALBERT P. SANGA (OWNER)

FOR LOT 1103-3-1A-1, MANGILAO, GUAM

ATTACHMENTS:

Ownership
Affidavit of Authorization
Environmental Impact Assessment (EIA) Short form
Site Location & Land Use Radiuses
Official Survey Map

AUTHORIZATION

I, **ALBERT SANGA,** owner. of , Lot 1103-3-1A-1, Municipality of Mangilao, of legal age and with power bestowed as the owner representative of the subject properties, through this instruments hereby do grant and authorize the following:

1. That HARRY D. GUTIERREZ is hereby authorized to represent me in obtaining a **zone change to Commerical Zone** with the Department of Land Management.

2. That my authorized to representative and conduct himself accordingly to arbitrate, negotiate, commit represent, mitigate and ahate the proposed project through all reviewing instrumentalities involved along the process.

I hereunto affix my signatures to this affidavit:

3-9-17

Owner and Date

GUAM, U.S.A.)
)
Tamuning)

SUBSCRIBED AND SWORN TO before me this 9th day of March, 2017

March by Albert Sanga.

NOTARY PUBLIC

RYAN MANALAC
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **MAY 09, 2020**
155 E.T. Calvo Memorial Parkway Suite 100 Tamuning, GU 96913

Island of Guam, Government of Guam 903594
Department of Land Management Office of the Recorder

File for Record is Instrument No. 903594
On the Year 17 Month 2 Day 24 Time 9:39
Recording Fee 30.00 Receipt No. 2193
Deputy Recorder

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

THAT ON THIS 23 day of **February, 2017, CAROL DUYUNGAN GOGUE, a Married Woman,** whose address is, PO Box 22934 Barrigada Gu. 96921, and **GLEN MICHAEL DUYUNGAN GOGUE, an Unmarried Man,** whose address is, P.O. Box 22934 Barrigada Gu. 96921, hereinafter referred to as "GRANTOS", for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration to them paid by, **ALBERT P. SANGA and CRISANTA D. SANGA, Husband and Wife,** whose address is, PMB # 239 111 Chl. Balako Dededo 96929, hereinafter referred to as "GRANTEES", the receipt, adequacy and sufficiency whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEES, as **Joint Tenants with Rights of Survivorship,** the following described property:

LOT NUMBER 1103-3-1A-1, (Subdivision of Lot 1103-3-1A), **MUNICIPALITY OF MANGILAO,** (Formerly BARRIGADA), TERRITORY OF GUAM, ESTATE NUMBER 60600, SUBURBAN, as said Lot is marked and designated on DRAWING NUMBER GD 77-07, as L.M. Check Number 320 FY 77, as described in that Consolidation and Parcelling Survey Map, dated MAY 17, 1977 and recorded MAY 17, 1977 at the Records Division, Department of Land Management, Government of Guam, under Document Number **279584.**

Registered Land, with the LAST REGISTERED OWNER being **ERNIE P. DUYUNGAN and TERESITA M. DUYUNGAN, Husband and Wife,** the OWNER OF RECORD being **CAROL DUYUNGAN GOGUE, a Married Woman and GLEN MICHAEL DUYUNGAN GOGUE, an Unmarried Man, as Joint Tenants with Rights of Survivorship** and the LAST CERTIFICATE OF TITLE REGISTRATION NUMBER being **74234.**

AREA: **1,045 +/- SQUARE METERS**

TOGETHER with reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the GRANTOR, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same, together with all buildings, improvements, rights, easements, privileges and appurtenances thereon and thereto belonging or appertaining or held and enjoyed therewith, unto GRANTEE, in fee simple, GRANTEE'S successors and assigns forever.

AND GRANTOR, for GRANTOR and GRANTORS' heirs, executors and administrators do hereby WARRANT and COVENANT with the GRANTEE, and GRANTEE'S successors and assigns, that they are lawfully seized of the above described property in fee simple; that the same is free and clear of all encumbrances excepting current real property taxes not yet due and payable; GRANT OF EASEMENT dated 06/21/68 and recorded 07/03/68 under document number 86482

THAT the GRANTEES shall have the right of quiet enjoyment of said property, and that Grantor and Grantor's heirs, executors and administrator warrant and defend the same to GRANTEES, their successors and assigns against the lawful claims and demands of all persons.

AND GRANTEE, for GRANTEE and GRANTEE'S successors and assigns does hereby acknowledge and confirm that water and power are immediately available on the property or within 100 feet of the property described above.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.

GRANTORS:

CAROL DUYUNGAN GOGUE

GLEN MICHAEL DUYUNGAN GOGUE

GRANTEES:

ALBERT P. SANGA

CRISANTA D. SANGA

903594

GUAM, USA)
) ss
CITY OF HAGATNA)

ON THIS 13 day of **February, 2017**, before me, a Notary Public in and for GUAM, U.S.A., personally appeared, **CAROL DUYUNGAN GOGUE,** and she acknowledged to me that she executed the foregoing WARRANTY DEED, as her free and voluntary act and deed for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Maelani L. Q. Evangelista
NOTARY PUBLIC
My commission expires:

MAELANI L. Q. EVANGELISTA
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: SEPT. 14, 2019
Heman Cortez St. Title Guaranty Bldg. Ste 320 Hagatna, Guam 96932

GUAM, USA)
) ss
CITY OF HAGATNA)

ON THIS 23 day of **February, 2017**, before me, a Notary Public in and for GUAM, U.S.A., personally appeared, **GLEN MICHAEL DUYUNGAN GOGUE,** and she acknowledged to me that she executed the foregoing WARRANTY DEED, as her free and voluntary act and deed for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Maelani L. Q. Evangelista
NOTARY PUBLIC
My commission expires:

MAELANI L. Q. EVANGELISTA
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: SEPT. 14, 2019
Heman Cortez St. Title Guaranty Bldg. Ste 320 Hagatna, Guam 96932

Doc. No. 34GL-18-2453.

903594

GUAM, USA)
) ss
CITY OF HAGATNA)

ON THIS 23 day of **February, 2017**, before me, a Notary Public in and for GUAM, U.S.A., personally appeared, **ALBERT P. SANGA and CRISANTA D. SANGA**, and they acknowledged to me that they executed the foregoing WARRANTY DEED, as their free and voluntary act and deed for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Maelani L. Q. Evangelista
NOTARY PUBLIC
My commission expires:

MAELANI L. Q. EVANGELISTA
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: SEPT. 14, 2019
Hernan Cortez St. Title Guaranty Bldg, Ste 320 Hagatna, Guam 96932

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA)
ENVIRONMENTAL IMPACT ASSESSMENT (SHORT FORM)
October 1999

GEPA has developed this EIA form for use by developers proposing projects or land use activities which may pose only insignificant environmental impacts. This form is provided as an alternative to the EIA standard format provided to satisfy the requirements of Executive Order 96-26. If potential environmental impacts and issues are assessed or determined to be significant either by the applicant or GEPA, a more detailed EIA may be required including a thorough presentation and discussion of alternatives as required by the *Guidelines for the Preparation of Environmental Impact Assessments and Statements* (GEPA October 1999).

This EIA format constitutes the minimum necessary assessment and disclosure of potential impacts for a project. This form may also be used as a preliminary scoping guide or checklist in consultation with the Agency.

Case No : _____

Project Title : **Zone Change**

1.Name, address and business telephone of applicant:
ALBERT P. SANGA (owner)
P.O. Box PMB #239 11 Chln Balako, Dededo, Guam 96929

c/o Harry D. Gutierrez 482-5315 (Auth Rep/Consultant)

2. Name, title and telephone number of Representative:

Harry D. Gutierrez, Authorized Representative/Consultant, 482-5315

3. Name, title and telephone number of EIA document preparer :

Harry D. Gutierrez, Authorized Representative/Consultant , 482-5315

4. Location of the proposed project: (include tract, block, lot, municipality and a location map)

Lot 1103-3-1A-1, Mangilao, Guam, see map LM 320 FY 77

5. Describe the general nature or type of proposed project:

To construct a commercial building with retail space, office and rental spaces, with vehicular parking area, landscaping, ponding basin on site.

6. Are the following critical environmental factors affected by the proposed project? If yes, describe the impact and state why it would not be significant. If not affected, provide reasons why. If more space is required refer to and attach additional sheets.

a. Groundwater recharge area: Yes, I appears it is within the area and will comply with all required Environmental Controls. No significant impacts.

b. Watersheds: Yes, the site may be within the area and will comply with all required Environmental Controls. No significant impacts.

c. Wellhead protection zone: None

d. Streams, lakes or ponds: None

e. Marine waters: None

f. Reef flats: None

g. Pristine forest: None

h. Critical habitat area: No known critical habitat or nearby exists; subject to clearance from Guam EPA and Dept of Agriculture.

i. Wetlands: None

j. Flood hazard area: None

k. Archaeological feature(s) or historical sites:

None; Subject lot has an old residential structure and will be demolished. The applicant will comply to all requirements should any artifacts are found during clearing and construction phases.

7. Will the project result in any of the following environmental or infrastructure impacts?

a. Production of toxic or hazardous waste: None

b. Dislocation of existing businesses, residents or public areas:

None

c. Production of air contaminants (temporary or permanent): Yes.

Temporary dust will be generated during clearing and construction or phases of construction. All required Environmental Controls will be complied with.

No significant impact.

8. Will the project require an increase in the requirements for any of the following public services (provide estimated quantities or volumes)? If answering yes to any of these items you must describe how the impact affects current infrastructure capacity. In addition, if the applicant/developer proposes contributions or mitigation to offset impacts, describe the contribution or mitigation.

a. Drinking water:

Drinking water will be used by staff and other required services on site will be minimal. A commercial meter will be applied for and used. Any additional usage will be determined and will be furnished to GWA as required during review and permitting process. No significant impact.

b. Sewage disposal (public system) :

Public sewer is available in the area. Subject to GWA approval for connection into the public sewer system and Guam EPA approval. Applicant will coordinate and comply to this requirement for connection.

c. Vehicle traffic: Daily vehicular traffic will continue day to day along Route No. 10, public access to the site will be minimal and controlled on site. Adequate parking will be provided for patrons and its employees and a loading area.

9. Will clearing and/or grading be required (include the number of acres and a general description of site soil and slope conditions):

There will be minor clearing and grading required to prepare the site or any portion of the property for construction. All required permits will be obtained prior to any construction activity on the site.

10. Will the project utilize an individual waste water disposal system such as septic tank/leaching field system, secondary package treatment system..etc.?)

No. Applicant will comply to GWA/GEPA requirements for connection to public sewer near the R.O.W.

11. Will the project include the use of above or below ground storage tanks for fuel or water?

No. Applicant will comply, should a requirement be needed in the future.

12. Does the project require permitting, land resources, financial aid or other assistance from the federal government (please provide type of permit, issuing agency, application dates, and contact person)?

No. All financing will be funded with private funds of the applicant/owner.

13. Does the project include any special or unique features that are not covered above?

None.

If preliminary construction drawing, site plans, or related documents are available please provide such as attachments. For more information and assistance you may call GEPA Environmental Planning & Review Division at 475-1662/3

DECLARATION BY APPLICANT
Based on this assessment, it is reasonable to expect that this project will not result in significant adverse environmental impacts. I/we hereby declare a "finding of no significant impact".

Applicant: **Albert P. Sanga (Owner)**

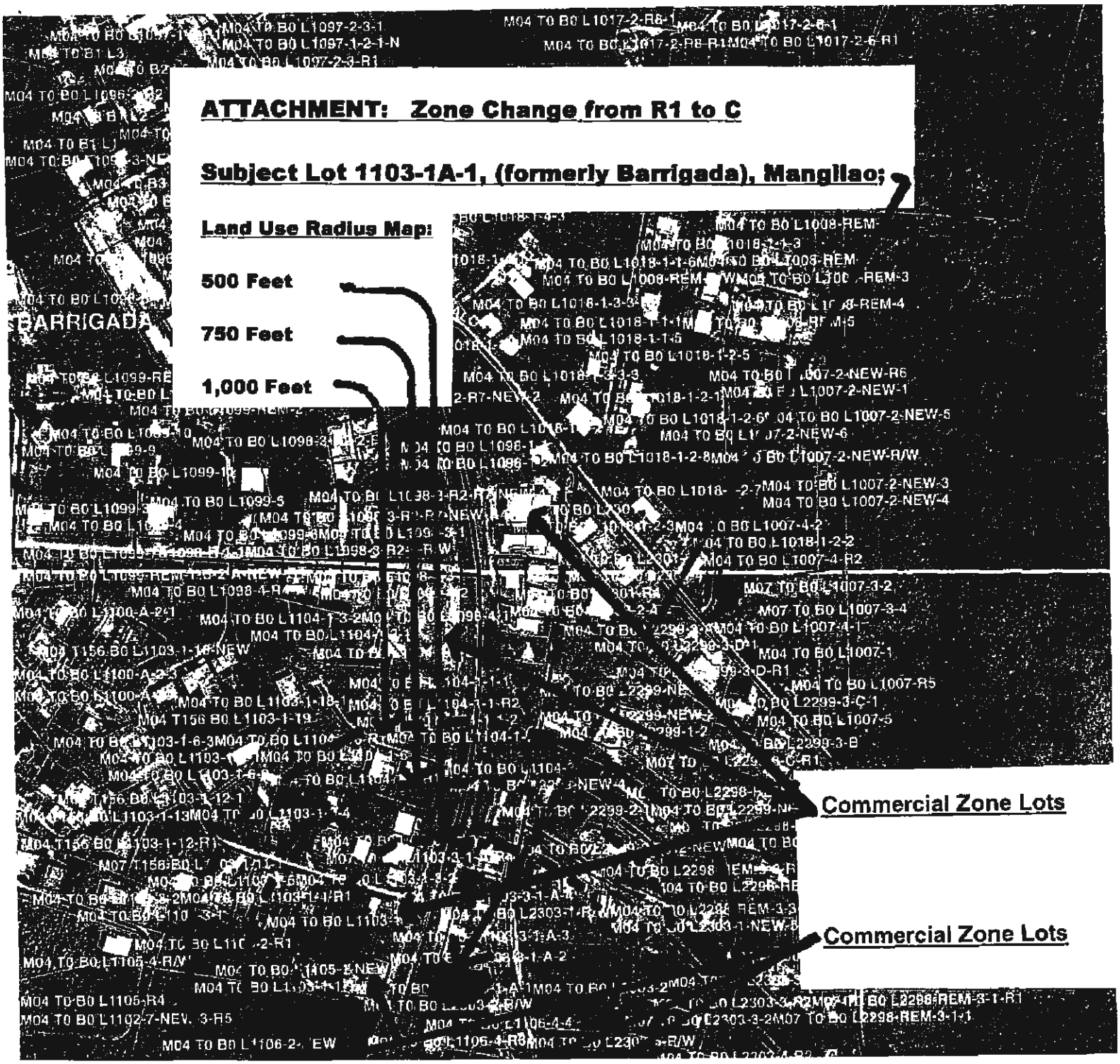
For: Harry D. Gutierrez, Consultant (See Affidavit of Authorization)

Applicant or Representative(signature)

May 25, 2017
Date

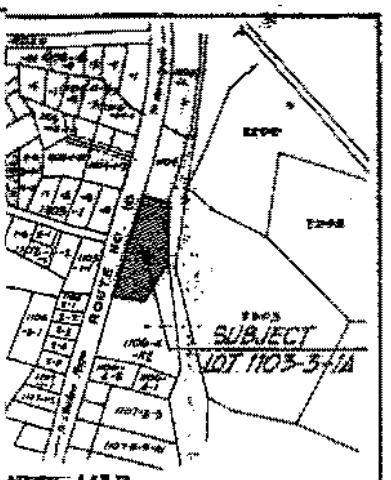
Providing false or misleading information in this assessment may constitute grounds for permit and EIA suspension or disapproval until such time as the applicant or document preparer makes all appropriate amendments or corrections as required by Guam EPA. Statements made in this form are binding for the purpose of environmental protection and the preparer and/or applicant is responsible for the timely implementation of protection and mitigation measures identified. Failure to fulfill stated avoidance, minimization or mitigation measures may also constitute grounds for Agency enforcement actions to the full extent of all applicable environmental regulations and statutes.

GEPA-EPR001 (12/12/96)


ATTACHMENT: Zone Change from R1 to C
Subject Lot 1103-1A-1, (formerly Barrigada), Mangilao;
Land Use Radius Map:
500 Feet
750 Feet
1,000 Feet
BARRIGADA
Commercial Zone Lots
Commercial Zone Lots


ATTACHMENT: Zone Change from R1 to C
Subject Lot 1103-1A-1, (formerly Barrigada), Mangilao;
BARRIGADA
MANGILAO
DEGBACHA

279584



NITY MAP

(Done by Undersigned
Monument)
&)
(NGS)

MONUMENT FOUND AS SHOWN HEREON
ARE RECOVERED. ALL OTHERS ARE SET
ONE, U.O.E.

BY J.R. MESA, DOC # 24580

LAW 6-154, GOVERNMENT CODE OF GUAM.

6/15/1977
DATE

LOT 1103-1-1

CONFORMANCE WITH THE REQUIREMENTS
CODE OF GUAM AND REGULATIONS THEREUNDER
May 1977.

THAT THIS MAP WAS PREPARED BY ME OR
IT IS BASED UPON A FIELD SURVEY MADE
ALL APPLICABLE LAWS AND REGULATIONS.

6/11/77
NO. 49 DATE

NO.	DESCRIPTION	BY	APPROVED

GIL A. DOLOR
REGISTERED LAND SURVEYOR NO. 49
P.O. BOX 3035, TAMUNING, GUAM 96911

CONSOLIDATION & PARCELLING SURVEY
(FORMER LOTS 1103-3-1 & 1103-3-R1)
INTO (NEW) BASIC
LOT NO. 1103-3-1A
AGAT, MUNICIPALITY OF BARRIGADA
GUAM

DRAWN A. ROBERTO

1 OF 1 SHEET | DRAWING NO. GD 77-07

Doc. No. 34GL-18-2453

Street Address:
590 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

Mailing Address:
P.O. Box 2950
Hagåtña, GU 96932

Website:
http://dlm.guam.gov

E-mail Address:
dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

October 19, 2018

MEMORANDUM

To: Acting Chairman, Guam Land Use Commission

From: Guam Chief Planner

Re: Re-evaluation of Land Use Applications
(Regularly Scheduled Meeting of August 23, 2018)

Mr. Chairman:

At its regularly scheduled meeting of August 23, 2018, the Guam Land Use Commission (hereafter "Commission") under the chairmanship of Mr. John Arroyo reviewed and approved the following land use applications:

1. **Application No. 2017-41B**, Applicant, Albert P. Sanga represented by Harry D. Gutierrez; Zone Change request from "R-1" (Single Family Dwelling) to "LC" (Limited Commercial) zone, for the proposed construction of a commercial building with catering service/mini-canteen, beauty salon/barber shop, professional office and residential unit, on Lot 1103-3-1A-1, in the Municipality of Mangilao;

2. **Application No. 2017-36**, Applicant, Christina M. Borja; Zone Change request from "A" (Rural/Agricultural) to "LC" (Limited Commercial) zone, for the continued operation of an existing water and video store, Lot 101-9, in the Municipality of Yona.

3. **Application No. 2002-30E**, Applicant, BME & Sons, Inc.; requests renewal of a previously approved Use Zone Variance and Status Report for an existing contractor's yard, on Lot 10, Tract 293, in an "A" (Agricultural/Rural) zone, in the Municipality of Mangilao.

In a letter dated September 4, 2018, the office of Honorable Senator Thomas Ada notified our office that actions taken on these applications were void due to lack of quorum, citing term expiration of Messrs. John Arroyo and Victor Cruz.

As a result of the Senator's findings, the Commission is compelled to re-evaluate each application to complete Commission review, assessment, and action.

Please find attached staff reports per each application for your perusal. Other supporting information are available, but scarce due to distribution at the August 23, 2018 meeting. With this, we humbly ask each Commissioner to retained their original packets, otherwise a complete packet will be re-generated for their perusal.

MARVIN Q. AGUILAR

Cc: Office of Honorable Senator Thomas Ada,
Chairman, Committee on Land
Plaza Center, Suite 207
173 Aspinall Avenue Hagatna, Guam 96910

ATTACHMENT B

DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

DEPARTMENT OF LAND MANAGEMENT

MICHAEL JB BORJA
Director

DAVID V. CAMACHO
Deputy Director

Street Address:
590 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

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P.O. Box 2950
Hagåtña, GU 96932

Website:
http://land.guam.gov

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dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

October 3, 2016

MEMORANDUM

To: Chairman, Guam Land Use Commission

From: Guam Chief Planner

Subject: Staff Report – Zone Change Application No. 2017-36;
GLUC Meeting of August 23, 2018

1. PURPOSE:

a. **Application Summary:** The applicant, Cristina M. Borja, is requesting approval for a Zone Change from "A" (Agricultural) to "C" (Commercial) zone in order to allow the continuation of operation of an existing video rental and a proposed distilled water store on Lot 101-9 , Municipality of Yona.

b. **Legal Authority:** Sections 61630 to 61638 (Changes of Zones) of Chapter 61 (Zoning Law), Title 21, GCA (Real Property)

2. FACTS:

a. **Location:** The subject lot is fronting Route No. 4, (Chalan Kanton Tasi) and is across the main entrance to M.U. Lujan Elementary School, in Yona (see vicinity map).

b. **Lot Area:** 1,000 square meter or 10,357 square feet; or 1/4 Acre

c. **Present Zoning:** "A" (Agricultural) Zone

d. **Field Description:** There is an existing structure (part residential) with a video rental business. Topography fairly flat all around the property. The main access is Route No. 4 (Chalan Kanton Tasi).

e. **Masterplan:** Residential (Med-High Density/Mix Uses)

f. **Community Design Plan:** Residential (Low-Med Density)

g. **Previous Commission Action:** Conditional Use Permit; Approved by GLUC August 22, 2002 (See Attached Notice of Action); DLM Doc No. 662431; Note: Video Rental business is on-going with active business license.

3. APPLICATION CHRONOLOGICAL FACTS:

a. **Date Application Accepted:** November 15, 2017
b. **Date Heard By ARC:** December 7, 2017
c. **Public Hearing Results:** May 1, 2018 **(See Attachment "A")**

4. DISCUSSION and STAFF ANALYSIS:

The applicant's request is for the rezoning and approval of Lot 101-9, Municipality of Yona from "A" (Agricultural) zone to "C" (Commercial) zone in order to allow continuation of a video rental and to allow a proposed distilled water store within the structure and provide adequate parking area and some landscaping around the property.

Pursuant to Section 61630 (Requirements For Changes) of Chapter 61 (Zoning Law) 21GCA, where it states; **"The Commission may, with the approval of the Governor, change the zones established under this Chapter whenever it finds that the public necessity, convenience and general welfare justify such action".**

The applicant in response for the Zone Change submits the following justification:

a. **Public Necessity:** The proposed zone change of the lot and proposed uses are compatible with existing Commercial and some residential uses in this area and along Route No. 4 in Yona. The proposed land use and activities will provide the community with additional retail, rental of goods (distilled water) and other necessities and services to be offered to the immediate area and community of Yona.

b. **Public Convenience:** The proposed zone change of the lot will afford public convenience for much needed retail, and commercial service related activities at this location as it is consistent with the current land uses as an extension of the existing commercial zone along Route No. 4. The location is prime and ideal, central and conveniently near the village area with a growing population to better provide goods and services and related activities the immediate area and to a growing population of Yona village and community.

c. **General Welfare:** The proposed zone change of the lots will protect the general public, the immediate surroundings and properties by being consistent for commercial zone activity within close proximity of commercial lots and commercial zone with existing commercial activities along Route No. 4 (Chalan Kanton Tasi) in Yona. There are vacant lots, single family dwellings, multi-family complexes, commercial businesses, a church and schools nearby. The activity will be protected

Doc. No. 34GL-18-2453.

with landscaping of the site and all setbacks to comply with the zoning law. Development plans for the proposed project site will ensure protection of adjacent neighbors, the public, and the environment, by adhering to all permitting requirements, as well as all local and federal regulations. The location is prime, ideal and is near a village large with growing population. The proposed new commercial development will be requiring products and other services from other commercial local vendors. The establishment/improvements of this site for continued commercial activities, and its operations will provide employment to local residents and contribute to the island's economic development and prosperity. The applicant/owner will ensure that all conditions and other requirements by permitting agencies are to be adhered to for improvements, construction and to final occupancy. The proposed development will be fenced if required, and will be landscaped and will be kept in good order to buffer, protect neighbors, and to provide an orderly and appealing site.

Planning has continued to support non-residential development along major routes and roads as we believe such use would best benefit the intent to encourage the protection of the public's health, safety, general welfare, and convenience. This position remains consistent with our position in other land use cases with similar characteristics. That is, to exist abutting a major road way. Although commercial activities are confined properties north of Yona village proper, the effects for more commercial outlets, be it small or medium, appears to be in demand. And in this respect planning staff finds that the proposal to change the designated zone presents an opportunity for a steady growth of commercial uses befitting of the needs of the surrounding community. Anticipated growth and expansion of existing facilities shall be limited to the confines of the property and dictated by necessary accessory structures such as parking and safe egress/ingress.

Further, his request received no objection on Position Statements from ARC members with conditions and, in addition, the results of the community public hearing, was positively supported of those in attendance. In conclusion, we find the above and the context of the application provides justification that the public necessity, convenience and general welfare, supports a positive action on the zone change request.

5. **RECOMMENDATION:** Planning staff recommends Approval subject to the comments, concerns, and recommendations Application Review Committee Position Statement.

Marvin Q. Aguilar
Guam Chief Planner

Case Planner: Penmer Gulac

ATTACHMENTS: Position Statements as noted

Doc. No. 34GL-18-2453.

Attachment A

Public Hearing Results of May 1, 2018; GLUC Application No. 2017-36

Public Hearing was called to Order at 6:05 pm; A total of 4 persons were in attendance with 2 neighbors and Ms. Cristina Borja (applicant) and Planning Staff Case Planner.

The Case Planner presented the proposed project and read the positions statements of the agencies and highlighted details of the application; discussed the time frame of the application process, construction and completion time and other pertinent information on the proposed development/site improvements as well as infrastructure requirements; access to the site and area of development near and along Route No. 4 in Yona.

Public comments and concerns that were noted are as follows:

Ms. Patricia Sablan, (property owner and neighbor):

Ms. Sablan and her husband Vicente stated they fully support the application as it will be convenient and will continue to serve the people in the village and the public of their needs.

Ms. Cristina Boja, Business Owner & Applicant:

Stated she is asking again for neighbors help and thank them for continued support for her family business to serve the village and public at large.

No other public comments.

Staff Planner informed those in attendance that the project is co-located near residences and that the commercial activities will be fenced and some landscaping of the development site. That the next meeting will be with the commission and will be published in the newspaper 10 days before the date of the hearing. The Mayor will be advised by Land Management.

There were no major concerns, the majority in attendance had favorable comments and fully supported the application. The hearing was adjourned at 6:30 p.m.

Penmer Gulac

DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

EDDIE BAZA CALVO
Governor

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MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

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671-649-LAND (5263)

Facsimile:
671-649-5383

August 14, 2018

MEMORANDUM

TO: Guam Land Use Commission (GLUC) Members

FROM: Chairman, Application Review Committee (ARC)

SUBJECT: Summary of Position Statements by ARC Members

RE: Zone Change Application No. 2017-36

Listed below is the compilation of Positions taken by the various ARC member agencies as submitted to Planning Division, Department of Land Management. The conditions as imposed by the ARC member agencies are listed when applicable.

DEPARTMENT OF LAND MANAGEMENT (DLM):
Planning staff recommends Approval with the following condition:

A. The Applicant shall adhere to all the ARC conditions and requirements as stipulated in their Official Position Statement.

DEPARTMENT OF AGRICULTURE (DoAg):

Agriculture has reviewed the subject lot for a "Zone Change" request from an Agricultural to a Commercial zone and has no opposition to the proposed zone change. Our agency will recommend approval of the zone change with the following statements, conditions and requirements set forth in 21 GCA Chapter 61 Section 61637. Inspection of the site found no immediate adverse impacts to Agricultural activity and to any Endangered Species. As the site is located above the Coastal Zone, Wetland habitat and Watersheds it is important to incorporate silt screen fencing when and if any clearing and grading work is to be done on the site to prevent any seepage into lower areas that do contain protected waters.

The proposed zone change for Lot 101-9 contains no commercial agricultural activity, based on the inspection no immediate impact to any agricultural activity and to native habitats where observed within the property scope as described in the application. The site currently contains a building that has been used for living quarters and a video rental business. With regard to any damage to the environment should the project proceed our agency will require the following conditions to be met and implemented onto the project site once any clearing and grading is to take place. Firstly, should the proposed zone change be approved and the project moves into any proposed build phase be aware that the proper

"Clearing and Grading permits" must be obtained and registered with the Department of Public Works One Stop section with all the regulatory agencies signed off on the permit in order to proceed with mass clearing and grading of the site. No land clearing activity is to occur prior to securing the proper permit.

As rapid development increases on the island destruction and removal of native tree species increases the potential for pollution and the loss of Guam's Coastal Zones, Northern Aquifer and Environment. As such our agency recommends the inclusion of a landscaping plan to address deficiencies in development of the island and adds to a sustainable and stable eco-system.

Agriculture recommends that the lot if designated for build will have elements of a green zone dedicated to it as part of the overall landscaping plan. The plan should include parking and green zones as part of the build phase that use native trees as they are suitable and will adapt readily to the existing soils. Simply re-planting of native trees in a dedicated section of the lot(s) or allowing the existing fauna to remain as is, is vital in maintaining the aquifer and the surrounding habitat to allow for a healthy and vibrant eco-system. The root system of these trees helps to prevent erosion and assists in filtering out synthetic contaminants and other manmade chemicals that would otherwise make its way into the Guam's shores and adjacent properties. The Department of Agriculture has several programs and personnel that can assist you in developing a plan to address this issue. Should the project be used to house industrial chemicals and any such synthetic material that has the potential for leaking into the soil and running off into adjacent lots and easements Agriculture will require that Geo-Matting and other approved environmental mitigation practices such as run-off catchments and dedicated mixing stations is incorporated into the project to protect seepage into the Guam's Coastal Zones and Environment.

Please contact our Agricultural Development Services & Forestry divisions here at the agency for further assistance and guidance at 300-7972 & 7976 respectively. Our Forestry division grows and maintains these native tree species should you choose to incorporate them into the project. Contact their office for assistance and consultation at 300-7976. Please be aware that the increased loss of Guam's native habitat contributes to a diminished capacity to sustain and support a healthy island community. It is vital that all land developers take a proactive step in preventing and causing this loss. To fully benefit and see these eco-friendly practices being used, visit our Department of Agriculture Organic and Environmental Demonstration Farm. The demonstration farm displays various planting techniques that will aid in the incorporation of flora back into the landscape to ease and possibly eliminate further damage to the environment by erosion and leeching. The plating of native trees will add to the aesthetic appeal of the development as it uses the trees that were once abundant in this part of Yona. The trees will also serve to provide shading for its residents, windbreak capabilities during heavy weather, erosion control, filtration of runoff and a more nature driven development that takes into account Guam's vital natural resources.

DEPARTMENT OF PUBLIC WORKS (DPW):

The Department of Public Works (DPW) recommends approval, subject to the comments reviewed by the Application Review Committee (ARC) with the provisions that the following conditions are met:

site once any clearing and grading is to take place. Firstly, should the proposed zone change be approved and the project moves into any proposed build phase be aware that the proper "Clearing and Grading permits" must be obtained and registered with the Department of Public Works One Stop section with all the regulatory agencies signed off on the permit in order to proceed with mass clearing and grading of tha site. No land clearing activity is to occur prior to securing the proper permit.

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DEPARTMENT OF PUBLIC WORKS (DPW):

The Department of Public Works (DPW) recommends approval, subject to the comments reviewed by the Application Review Committee (ARC) with the provisions that the following conditions are met:

1. provide a storm drainage disposal area and must be shown in details to be supported with calculations;
2. parking lay-out and detail for parking stalls (compact, standard, and accessible stalls) must meet the American Disability Act (ADA) requirements;
3. to include solid waste trash area for either public or private services;
4. copy of notice of action issued by the Department of Land Management; and
5. to provide a copy of building permit and occupancy permit signed by DPW Building official.

NOTE: Applicant must submit all the necessary requirements needed to DPW-CIP prior to approval of this position statement and in the future if there is any changes or alteration in the structure then applicant needs to re-apply a new building permit for re-issue new occupancy permit.

GUAM POWER AUTHORITY (GPA):

Guam Power Authority has reviewed the application described above and submits the following position statement:

1. Comments and Recommendations Concerning GPA requirements:

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:

- Coordinate overhead/underground power requirements with GPA Engineering for new structures.
- Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
- Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
- Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
- Provide scheduling and magnitude of project power demand requirements for new loads.
- All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.

2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.

3. A system impact assessment may be required to determine the effect of this facility on GPA's existing power facilities.

4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

2. General Comments:

GPA has no objection to the request subject to the conditions cited above.

DEPARTMENT OF PARKS AND RECREATION (DPR):
We reviewed the subject and determined that the Zone Change will not affect historic properties within or around the subject lot. Therefore, we have no objection to the approval of this Summary Zone Change Application.

BUREAU OF STATISTICS AND PLANS (BSP):
No Position Statement has been received as of the date of this Memorandum of August 14, 2018.

GUAM WATERWORKS AUTHORITY (GWA):
No Position Statement has been received as of the date of this Memorandum of August 14, 2018.

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA):
No Position Statement has been received as of the date of this Memorandum of August 14, 2018.

GUAM ECONOMIC DEVELOPMENT & COMMERCE AUTHORITY (GEDCA):
No Position Statement has been received as of the date of this Memorandum of August 14, 2018.

DEPARTMENT OF PUBLIC HEALTH and SOCIAL SERVICES (DPH&SS):
No Position Statement has been received as of the date of this Memorandum of August 14, 2018.

GUAM FIRE DEPARTMENT (GFD):
No Position Statement has been received as of the date of this Memorandum of August 14, 2018.

GUAM DEPARTMENT OF EDUCATION (GDOE):
No Position Statement has been received as of the date of this Memorandum of August 14, 2018.

DEPARTMENT OF CHAMORRO AFFAIRS (DoCA):
No Position Statement has been received as of the date of this Memorandum of August 14, 2018.

Marvin Q. Aguilar

Attachments: ARC Position statements
Cc: Executive Secretary, GLUC

Department of Agriculture
Dipåttamenton Agrikottura

Eddie Baza Calvo
Governor

Ray Tenorio
Lt. Governor

Director's Office 300-7970 / 7969 / 7966
Agricultural Development Services 300-7973 / 7972 / 7967
Plant Nursery 300-7974
Aquatic & Wildlife Resources 735-3955/56; Fax 734-6570
Forestry & Soil Resources 300-7975/6
Plant Inspection Station 475-1426/27; Fax 477-9402
Animal Health 300-7965 Fax 734-6569

Matthew L.G. Sablan
Director

Jessie B. Palican
Deputy Director

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
AUG 10 2018
CLTC/GALC/GLUC

August 8, 2018
Memorandum

ORIGINAL

To: Director, Department of Land Management

Attn: Executive Secretary, Guam Land Use Commission and Guam Seashore Protection Commission

From: Director of Agriculture

Subject: "Agricultural & Environmental Impact Statement" for a "Zone Change" request from an "Agricultural" to a "Commercial" for application 2017-36 on Lot 101-9 Located in Yona. (Christina M. Borja).

Agriculture has reviewed the subject lot for a "Zone Change" request from an Agricultural to a Commercial zone and has no opposition to the proposed zone change. Our agency will recommend approval of the zone change with the following statements, conditions and requirements set forth in *21 GCA Chapter 61 Section 61637*. Inspection of the site found no immediate adverse impacts to Agricultural activity and to any Endangered Species. As the site is located above the Coastal Zone, Wetland habitat and Watersheds it is important to incorporate silt screen fencing when and if any clearing and grading work is to be done on the site to prevent any seepage into lower areas that do contain protected waters. .

The proposed zone change for Lot 101-9 contains no commercial agricultural activity, based on the inspection no immediate impact to any agricultural activity and to native habitats where observed within the property scope as described in the application. The site currently contains a building that has been used for living quarters and a video rental business. With regard to any damage to the environment should the project proceed our agency will require the following conditions to be met and implemented onto the project site once any clearing and grading is to take place. Firstly, should the proposed zone change be approved and the project moves into any proposed build phase be aware that the proper "Clearing and Grading permits" must be obtained and registered with the Department of Public Works One Stop section with all the regulatory agencies signed off on the permit in order to proceed with mass clearing and grading of the site. No land clearing activity is to occur prior to securing the proper permit.

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As such our agency recommends the inclusion of a landscaping plan to address deficiencies in development of the island and adds to a sustainable and stable eco-system.

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For questions or concerns regarding Agriculture's position please contact our office at 300-7973. Thank you in this regard.

MATTHEW L.G. SABLAN
Director

GUAM POWER AUTHORITY

ATURIDÅT ILEKTRESEDÅT GUAHAN
P.O.BOX 2977 • AGANA, GUAM U.S.A. 96932-2977

December 11, 2017

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
DEC 19 2017
CLTC/GALC/GLUC

MEMORANDUM

To: Chairman, Guam Land Use Commission
Executive Secretary, Guam Land Use Commission

From: General Manager (A)

Subject: Lot 101-9, Municipality of Yona, (Christina M. Borja) Conditional Use Zone Application from "A" (Agriculture) to "C" (Commercial) on an existing video rental and a proposed water business. **Application No. 2017-36**

Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendations Concerning GPA requirements:

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
   - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
   - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
   - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
   - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
   - Provide scheduling and magnitude of project power demand requirements for new loads.
   - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.

2. Primary distribution overhead and underground line extensions and GPA service connectinns must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.

3. A system impact assessment may he required to determine the effect of this facility on GPA's existing power facilities.

4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments
GPA has no objection to the request subject to the conditions cited above.

12/15/2017
JOHN J. CRUZ JR., P.E.

ASG/arp

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
Applicant: Christina M. Borja
Location: Lot 101-9, Yona
Type of Application: Conditional Use Zone
GLUC/GSPC Application No. 2017-36
Brief Project Description:
"A" to "C" on an existing video rental and a propose water business.

For the purposes of this Certification, GOVERNMENT SERVICES, FACILITIES, and INFRASTRUCTURE include, but are not limited to: **power lines poles and facilities; water lines, pumps and facilities; sewer and liquid waste disposal; storm water disposal; solid waste disposal; telephone lines and facilities; schools; health facilities; police and fire fighting service and facilities; roads; traffic and street lights; parks and recreational activities.**

1. I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **AVAILABLE AND IN PLACE** to support this project:
   Yes ☒ No ☐

2. If the answer to #1 above is YES, then:
   I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **ADEQUATE** to support this project:

   Yes ☐ No ☒

3. If the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE currently in place are **NOT AVAILABLE** or they are **AVAILABLE, BUT NOT ADEQUATE,** itemize the services, facilities and infrastructure that are needed, the estimated cost thereof and whether funds are currently available and identified to develop such services, facilities and infrastructure:

Services, Facilities and Infrastructure Needed	Cost of Upgrades	Funds Available	Date Available	Funds Identified
Please see comments below				

I hereby certify that the foregoing is true and correct to the best of my knowledge.

JOHN J. CRUZ JR., P.E.
General Manager (A)

12/15/2017
Date

Comments:
Based on a preliminary inspection of the site, the electrical facilities may require upgrading to meet the demand of the proposed project. A system impact assessment maybe required to determine the effect of this facility on GPA's existing power distribution system. The applicant shall provide the schedule and magnitude of project power demand requirements for new loads. The applicant will be responsible for the cost of any required system upgrade.

ASG/arp

Eddie B. Calvo
Governor
Ray Tenorio
Lt. Governor

Department of Parks and Recreation
Government of Guam
490 Chalan Palasyo, Agana Heights, Guam 96910
Director's Office: (671) 475-6288
Parks Division: (671) 475-6291
Guam Historic Resources Division: (671) 475-6294/5
Facsimile: (671) 477-2822

William N. Reyes
Director
John P. Taitano
Deputy Director

In reply refer to:
RC2018-0067

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
APR 30 2018
CLTC/GALC/GLUC

April 4, 2018

Memorandum

To: Executive Secretary, Guam Land Use Commission

From: Director, Department of Parks and Recreation

Subject: Application No. 2017-36, Summary Zone Change
Lot 101-9, Municipality of Yona
Applicant: Christina M. Borja
Case Planner: Penmer C. Gulac

We reviewed the subject and determined that the Zone Change will not affect historic properties within or around the subject lot. Therefore, we have no objection to the approval of this Summary Zone Change Application.

Please do not hesitate to contact our office if you have any questions.

Sincerely,

William N. Reyes
Director

The Honorable
EDDIE BAZA CALVO
Governor

The Honorable
RAY S. TENORIO
Lieutenant Governor

public works
DIPATTAMENTON CHE'CHO' PUBLEKO
GLENN LEON GUERRERO
Director
ANDREW S. LEON GUERRERO
Deputy Director

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
DEC 14 2017
CLTC/GALC/GLRC

NB 12/14

December 13, 2017

MEMORANDUM

TO: Director, Department of Land Management

FROM: Director, Department of Public Works

SUBJECT: Applicant: Christina M. Borja
Application No.: 2017-36
Rezone from "A" to "C"
Lot 101-9, Yona

Buenas yan Hafa Adai!

The applicant is requesting to rezone the above subject property from Agricultural ("A") to Commercial ("C") and allow a retail store to add goods and commodities that will serve the residents and the general public. The structure is one- storey building approximately 1,296 square feet of an area and is within the Municipality of Yona.

The Department of Public Works (DPW) recommends approval, subject to the comments reviewed by the Application Review Committee (ARC) with the provisions that the following conditions are met:

A. provide a storm drainage disposal area and must be shown in details to be supported with calculations;
B. parking lay- out and detail for parking stalls (compact, standard, and accessible stalls) must meet the American Disability Act (ACT) requirements;
C. to include solid waste trash area for either public or private services;
D. copy of notice of action issued by the Department of Land Management; and
E. to provide a copy of building permit and occupancy permit signed by DPW Building official.

NOTE: Applicant must submit all the necessary requirements needed to DPW-CIP, prior to approval of this position statement and in the future if there is any changes or alteration in the structure then the applicant needs to re-apply a new building permit for re- issue new occupancy permit.

Should you have any questions, please call Mr. Max Manzano, P.E., Chief Engineer for the Division of Capital Improvement Projects (CIP- Vertical) or Maryrose M. Wilson, Engineer III @ (671) 646- 3230 or 646-3225.

Dangkulu na Si Yu'os Ma'ase!

GLENN LEON GUERRERO

542 North Marine Corps Drive, Tamuning, Guam 96913 • (671) 646-3121/3232• Fax (671)649-6178

Application No.:	2017-36
	CHRISTINA M. BORJA
	ZONE CHANGE
Accepted Date:	15-Nov-17
Case Planner:	Penmer G.

PROJECT ASSESSMENT

Lot Number 101-9

Municipality of Yona

Proposed Rezoning

From "A" (Agriculture) to "C" (Commercial) Zone

Christina M. Borja

October 25, 2017

Mr. Michael JB Borja, Executive Secretary GLUC
Guam Land Use Commission (GLUC) and Commissioners
C/O Department of Land Management
Government of Guam
P.O. Box 2950
Agana, Guam 96910

Dear Sir,

I am asking for your consideration and review. Enclosed is an application for Rezoning from "A" (Agriculture) to "C" (Commercial) zone on **Lot Number 101-9,** Municipality of Yona, belonging to **Ms. Christina M. Borja.** I'm requesting to allow the continuation of my current Video Store business and a purpose Water Business on the agriculturally zone parcel. The area contains of 1,000 square meters and a total of 10,357 square feet.

I feel that my request and proposed establishment is sound and necessary for an economic recovery for Guam by its People.

Thank you,

CHRISTINA M. BORJA

(See Attachment)

PROJECT ASSESSMENT

Lot Number 101-9

Municipality of Yona

Proposed Rezoning

From "A" (Agriculture) to "C" (Commercial) Zone

Christina M. Borja

STATEMENT OF INTENT AND PURPOSE

I, Christina M. Borja, currently operate a video rental on a **Conditional Use** zone. The structure is a single level building containing 1,296 square feet of area.

Presently, the building consists of two activities, which are Movie Star Video within 864 square feet and my residence/office being utilized within 354 square feet. As a result, I am requesting for a zone change. In the future, the building will be consisted of the Video Rental and Water business. I will no longer be residing in the building. The purposed activity is an improvement over my present business and condition, which has been in operation for the last fifteen years.

As a sole provider with Guam's economy, showing less to any financial improvement, it has become more important for local businesses to remain open. With increased/inflation as it is, small businesses, like the one I am currently operating, is struggling to remain afloat. The purposed zone change would allow other opportunities to occur and operate as a water business (Purified/Alkaline water) in the future.

Doc. No. 34GL-18-2453.

LOCATION AND ITS COMPATIBILITY

The subject site is located within the municipal district of Yona. Described as Lot Number 101-9, the total land area is 1,000 square meters. The site is located south of the intersection of M.U. Lujan Elementary School and Route 4. The subject area is presently vacant and zoned Rural (A). It does not contain any known historical or archeological resources.

Presently there is no public sewer available to the site. The building structure is connected to an existing individual water waste disposal system, which has a greater capacity than the proposed sewage demand of the activity.

The current traffic in the area along Route 4 is moderate to heavy during daily peak hours usually occurring between 7 to 8am and 5 to 6pm. The entrance and exit will be controlled through 24 feet ingress and egress lanes along Route 4 servicing the parking area.

Adjacent uses within the periphery of 750 feet are C, R-1 and A. The commercially zoned change located across the street that was approved by the 21st Guam Legislature, and it is leased by Bank of Guam.

The proximity of the proposal provides a desirable and amendable area for such a development.

Attachment: Cristina M. Borja, Ref Lot 101-9, Yona

Justification for Zone Change, pursuant to Title 21, Guam Code Annotated, Chapter 61, Section 61630, of the zoning law mandates that public necessity, public convenience, and general welfare are addressed and justified, that the Commission may recommend to the Governor for approval for an amendment of the zoning map.

For the Commission's review and consideration on this application, these three important conditions are presented and justified below.

A. Public Necessity:

The proposed zone change of the lot and proposed uses are compatible with existing Commercial and residential uses in this area of Yona. The proposed land use will provide the community with additional retail and other necessities and services offered within the area nearby.

There will be greater demands for retailing, and other services, products/commodities that will be available to the residents and the general public;

B. Public Convenience:

The proposed zone change of the lot will afford public convenience for much needed retail, and commercial service related activities at this location as it is near commercial zone properties and establishments along Route No. 4 in Yona. The location is ideal, central and conveniently near areas with large village population to better provide goods and services and related activities the immediate area and to a growing community of Yona.

C. General Welfare:

The proposed zone change of the lot will protect the general public, the immediate surroundings and properties by being consistent for commercial zone within close proximity of commercial lots and commercial zone with existing commercial activities along Route No. 4 in Yona. There are vacant lots, single family dwellings, multi-family complexes, schools and churches nearby and that will be protected with landscaping of the site and all setbacks to be in compliance with the zoning law. Development plans for the proposed project site will ensure protection of adjacent neighbors, the public, and the environment, by adhering to all permitting requirements, as well as all local and federal regulations. The proposed commercial establishment will be requiring products and other services from other commercial local vendors. The establishment of this site for commercial activities, will provide employment to local residents and contribute to the island's economic development and prosperity. As the sole owner, I will ensure that all conditions and other requirements by permitting agencies are to be adhered to from construction and to final occupancy. The site will be fenced, if required, and landscaped and will be kept in good order to buffer, protect neighbors, and to provide an orderly and appealing site.

All performance standards and requirements by the Application Review Committee (ARC), and the Guam Land Use Commission (GLUC) will be complied with as well as submission of an Environmental Impact Assessment (EIA), is attached and any other requirements pursuant to Section 61630, Article 6, Changes of Zones, Chapter 61 – Zoning Law, Title 21 Guam Code Annotated shall be complied with.

ZONE CHANGE

TO: **Executive Secretary, Guam Land Use Commission**
c/o Land Planning Division, Department of Land Management
Government of Guåhan, P.O. Box 2950, Hagatna, Guåhan 96932

The Undersigned owner(s)/lessee(s) of the following described property hereby request consideration for a *Zone Change*.

1. Information on Applicant:

Name of Applicant: Christina M. Borja U.S. Citizen: [X] Yes [ ] No

Mailing Address: 1077 S. Sanvitores St. Tamuning Guam 96913

Telephone No.: Business: 789-0302 Home: 487-1226

2. Location, Description and Ownership:

Subdivision Name: N/A

Lot(s): 101-9 Block: N/A Tract: N/A

Lot Area: Acres .25 Square Meters: 1,000 Square Feet: 10,757

Village: Yona Municipality: Yona

Registered Owner: Christina M. Borja

Certificate of Title No.: 75345 Recorded Document No.: 421997

3. Current and Proposed Land Use:

Current Use: Video Rental / Residential Zoned: A

Proposed Use: Commercial - Retail + Video Water Store Proposed Zone: C

Master Plan Designation: N/A

4. **Attach a one page** typed, brief and concise justification (letter format explaining the compatibility of the proposed project with adjacent and neighborhood developments as they exist; your intentions and purpose of the Zone Change request justifying public necessity, public convenience and general welfare in accordance with ***Guam Code Annotated 21 GCA, Chapter 61, Section 61630.***

5. **Support Information.** The following supporting information shall be attached to this application:

a. 8 1/2" X 14" map, drawn to scale, showing existing zoning within 1000 feet radius from the subject lot's boundaries.

ATTACHMENT: Section 61630 Requirements for Changes) and Section 61638 (Review by Municipal Planning Council is attached for your information and guidance in preparation of your Zone Change Application. For additional requirements, visit the Zoning Section, Land Planning Division.

ZONE CHANGE

6. **Supporting Information (Continuation):**

b. All parcels and their uses within 750 feet radius from the subject lot's boundaries. The map shall also contain:
   (1) Lot number for every parcel(s);
   (2) Identify by name and use all existing activities on all parcel(s) through a legend/code reference;
   (3) All adjacent inclusive and exclusive easements and roads to the property, their widths, and condition of surfaces;
   (4) The nearest location of all public utilities to the subject lot;
   (5) All natural or topographic peculiarities.

c. 8 1/2" X 14" map, drawn to scale, showing all parcels within 500 feet radius of the subject lot's boundaries. Each parcel shall be identified with property lot number.

d. The most recent survey map, certified and recorded at the Department of Land Management, showing the subject property.

e. A detailed As-Built Plan of the lot shall include the following:
   (1) Total number and types of building;
   (2) Parcel size in square meters/feet;
   (3) Layouts of utilities and drainage;
   (4) Proposed lot coverage of building(s) and accessories in square meters/feet;
   (5) Approximate gross and net densities allowed on parcel;
   (6) Feasibility study;
   (7) Topography;
   (8) Existing earth faults and sinkholes;
   (9) Water courses and lens;
   (10) Reservation, conservation and historic places;
   (11) Total percentage of open spaces exclusive of parking stalls and other man-man features;
   (12) Percentage of building footprint (PD only); and
   (13) Compatibility to surrounding uses (PD only).

f. If leased, lease agreement (the assignment of lease and the covenant).

g. An initial comprehensive ***Environmental Impact Assessment (EIA)*** in accordance with Executive Order 90-10.

h. Additional information as required by the Guåhan Chief Planner

i.

Submit one set of the Application with all the supporting information listed above. Once the Application is reviewed and accepted, applicant must submit the required number of hard copies (32 sets) of the Application and nine (9) copies of the Application in electronic format (example: in CD format, etc.)

7. **Filing Fee: Fifty Dollars ($50.00)** filing fee for the first five pages, and $.25 for any additional page, under Public Law 29-02, Chapter V, Part III *(Fees and Charges Assessed by the Department of Land Management)*.

8. In an effort to provide a more effective means by which the municipality's concerns are heard and accommodated according to the land and regulations of real property uses, this land use application must be assessed for the need to an empanelment of a Hybrid Commission pursuant to **P.L. 33-219.** A Hybrid Commission will be empaneled if this application represents a development cost of **more than three million dollars ($3,000,000.00)**, exclusive of the cost of the property as described in this application.

LESS THE VALUE OF THE PROPERTY, WILL THIS PROJECT COST MORE THAN $3,000,000.00? ○ Yes ☑ No

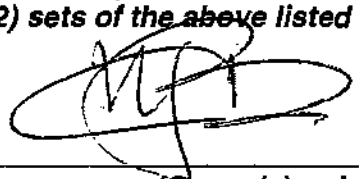
Please sign attesting to your answer: ⟹ _____

See attachment for more information on P.L. 33-219 and 33-209, as the affect the process of assessment of this application)

ZONE CHANGE

9. **Required Signatures:** All legal owners/lessees of designated parcel shall sign form with name(s) typed or handwritten, signed and dated:

"I hereby certify that all information contained in this application and its supplements are true and correct. I also understand that any misrepresentation in this application shall void the entire submission. Further, that thirty-two (32) sets of the above listed required information is provided."



Oct. 25, 17

_____

(Owner(s) or Lessee(s) and Date)

_____

(Representative, if any, and Date)

THIS FORM SHALL NOT BE MAILED. APPLICANT OR REPRESENTATIVE SHALL SUBMIT IN PERSON, BY APPOINTMENT ONLY, TO THE LAND PLANNING DIVISION, DEPARTMENT OF LAND MANAGEMENT.

FOR OFFICIAL USE ONLY

Date Accepted: _____ Accepted By: _____

Date of Notice in Newspaper(s): _____ Date of Notice to Adjacent Property Owners: _____

Date of Public Hearing: _____

Filing Fee(s) Paid *($)*: Yes [ ] No [ ] Check [ ] Cash [ ] Other [ ] _____

Receipt No.: _____ Application Number: _____

Date of GLUC Action: _____ Conditions: Yes [ ] (See Below) No [ ]

Conditions of Approval: _____

_____

GLUC Resolution No.: _____ Date of Notice of Action: _____

1

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA)
ENVIRONMENTAL IMPACT ASSESSMENT (SHORT FORM)
October 1999

GEPA has developed this EIA form for use by developers proposing projects or land use activities which may pose only insignificant environmental impacts. This form is provided as an alternative to the EIA standard format provided to satisfy the requirements of Executive Order 96-26. If potential environmental impacts and issues are assessed or determined to be significant either by the applicant or GEPA, a more detailed EIA may be required including a thorough presentation and discussion of alternatives as required by the *Guidelines for the Preparation of Environmental Impact Assessments and Statements* (GEPA October 1999).

This EIA format constitutes the minimum necessary assessment and disclosure of potential impacts for a project. This form may also be used as a preliminary scoping guide or checklist in consultation with the Agency.

Case No : _____

Project Title : **Zone Change**

1. Name, address and business telephone of applicant:

Christina M. Borja (Owner)
Tel : 789-0302

2. Name, title and telephone number of Representative:

N/A (Self) , Same as above

3. Name, title and telephone number of EIA document preparer :

Christina M. Borja , 789-0302

4. Location of the proposed project: (include tract, block, lot, municipality and a location map)

a. Lots 101-9 , Yona, (see attached survey map and ownership documents)

5. Describe the general nature or type of proposed project:

For rezoning of subject lot from "A" to "C" (Commercial) for a Video rental/retail & Water store. Structure is already operating as a video store and will convert uses permitted in a commercial zoned property with adequate parking for staff and patrons, trash bin and some landscaping on site. (Note: Other development requirements will be included as required during permitting process/plan review phase)

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6. Are the following critical environmental factors affected by the proposed project? If yes, describe the impact and state why it would not be significant. If not affected, provide reasons why. If more space is required refer to and attach additional sheets.

a. Groundwater recharge area: Yes, It appears it is within the area and will comply with all required Environmental Controls. No significant impacts.

b. Watersheds: Yes, the site may be within the area and will comply with all required Environmental Controls. No significant impacts.

c. Wellhead protection zone: None; subject to Guam EPA/GWA Verification of site

d. Streams, lakes or ponds: None

e. Marine waters: None

f. Reef flats: None

g. Pristine forest: None

h. Critical habitat area: No known critical habitat or nearby exists; subject to clearance from Guam EPA and Dept of Agriculture.

i. Wetlands: None

j. Flood hazard area: None

k. Archaeological feature(s) or historical sites:

None; Subject lot was previously cleared over 20 years ago. The we built a residence and converted into a video store and small residential unit, approved by GLUC. Will comply to all requirements should any artifacts are found during clearing and any site improvements.

7. Will the project result in any of the following environmental or infrastructure impacts?

a. Production of toxic or hazardous waste: None

b. Dislocation of existing businesses, residents or public areas:

None

c. Production of air contaminants (temporary or permanent): No.

Temporary dust will be generated during clearing & construction or phases of construction of site improvements. All required Environmental Controls will be complied with.

No significant impact.

8. Will the project require an increase in the requirements for any of the following public services (provide estimated quantities or volumes)? If answering yes to any of these items you must describe how the impact affects current infrastructure capacity. In addition, if the applicant/developer proposes contributions or mitigation to offset impacts, describe the contribution or mitigation.

a. Drinking water:

Drinking water will be used and other required services on site will be minimal. A commercial meter will be applied for and used. Any additional usage will be determined and will be furnished to GWA as required during review and permitting process. No significant impact.

b. Sewage disposal (public system) :

Public sewer not available in the area. Hooked up to Septic Tank / Leaching field on site. No significant impacts

c. Vehicle traffic: Daily vehicular traffic will continue day to day along nearby Route No.4 , public access to the site will be controlled on site with proper traffic circulation. Adequate parking is provided for vehicles, assets and its employees and patrons. Subject to DPW review, requirements, reand recommendations.

No significant impacts

9. Will clearing and/or grading be required (include the number of acres and a general description of site soil and slope conditions):

There will be no clearing and grading required to prepare the site or any portion of the property for construction/improvements. All required permits will be obtained prior to any construction activity on the site.

10. Will the project utilize an individual waste water disposal system such as septic tank/leaching field system, secondary package treatment system..etc.?)

No Public Sewer . Applicant will comply to GWA/GEPA requirements for future public sewer on site. Currently Hooked up to Septic Tank / Leaching field on site. No significant impacts

11. Will the project include the use of above or below ground storage tanks for fuel or water?

No. Applicant will comply, should a requirement be needed in the future.

12. Does the project require permitting, land resources, financial aid or other assistance from the federal government (please provide type of permit, issuing agency, application dates, and contact person)?

No. All financing will be funded with private funds of the applicant/owner.

13. Does the project include any special or unique features that are not covered above?

None.

If preliminary construction drawing, site plans, or related documents are available please provide such as attachments. For more information and assistance you may call GEPA Environmental Planning & Review Division at 475-1662/3

DECLARATION BY APPLICANT
Based on this assessment, it is reasonable to expect that this project will not result in significant adverse environmental impacts. I/we hereby declare a "finding of no significant impact".

Applicants: Cristina M. Borja (Owner)

Applicant or Representative(signature)

Oct 15, 17
Date

Providing false or misleading information in this assessment may constitute grounds for permit and EIA suspension or disapproval until such time as the applicant or document preparer makes all appropriate amendments or corrections as required by Guam EPA. Statements made in this form are binding for the purpose of environmental protection and the preparer and/or applicant is responsible for the timely implementation of protection and mitigation measures identified. Failure to fulfill stated avoidance, minimization or mitigation measures may also constitute grounds for Agency enforcement actions to the full extent of all applicable environmental regulations and statutes.

GEPA-EPR001 (12/12/96)

DEPARTMENT OF REVENUE AND TAXATION
GOVERNMENT OF GUAM
P.O. Box 23607
Barrigada, Guam 96921
www.guamtax.com

BUSINESS LICENSE

SRL NO: 1701338

EXPIRES:

ACCOUNT NO. 14-00097502-003

FEE	50	00
PENALTY		
TOTAL FEE	50	00

ISSUED TO:

DOING BUSINESS AS: MOVIE MANIA

TYPE OF LICENSE: RENTAL OF VIDEO TAPE

PAID
JUN 27 2016
TREASURER OF GUAM
#16

BUSINESS LOCATION: LOT 101-1 & 101-4 M.U. DNA.AA. (ANTON TAS)

DNA AVE

MAILING ADDRESS:
293 SAN MIGUEL
TALOFOFO GUAM

TELEPHONE: HOME

BUSINESS 789-0300

5/06/16

KEEP POSTED IN A CONSPICUOUS PLACE. LICENSE MUST BE PRODUCED UPON DEMAND TO ANY AUTHORIZED GOV'T OFFICIAL.

DIRECTOR OF REVENUE AND TAXATION

DEPARTMENT OF REVENUE AND TAXATION
GOVERNMENT OF GUAM
P.O. Box 23607
G.M.F. Barrigada, Guam 96921

BUSINESS LICENSE

SRL NO: 1809932

R

Sole proprietorship — Service rental

EXPIRES: JUNE 30, XXXX — ACCOUNT NO. 14-000097502-003

02/28/2016

FEE	37	50
PENALTY		00
TOTAL FEE	37	50

ISSUED TO: BORJA, CHRISTINA M.

DOING BUSINESS AS: MOVIE STARS VIDEO

TYPE OF LICENSE: RENTAL OF VIDEOS & DVDS

BUSINESS LOCATION: LOT BLOCK MUNICIPALITY
LOT 101-9 #112e PTA. MALAN KANTON TASI
YONA GUAM

MAILING ADDRESS:
293 SAN MIGUEL ST.
TALOFOFO GUAM
ZIP: 96915

TELEPHONE: HOME — BUSINESS 789-0300

6/21/17

PAID
JUN 21 2017
TREASURER OF GUAM
CASHIER # 16

AUTHORITY: TITLE XVII, GOV'T CODE OF GUAM LICENSE MUST BE PRODUCED UPON DEMAND TO ANY AUTHORIZED GOV'T OFFICIAL.
KEEP POSTED IN A CONSPICUOUS PLACE.

JOHN P. CAMACHO
DIRECTOR OF REVENUE AND TAXATION

Attachments:

Expired C.U – Condition Use

NOA (Notice of Action) of Conditional Use

750 Feet Radius Map

500 Feet Radius Map

1000 Feet Radius Map

Map

Parking Plan

Floor Plan

Photos

GFD
Pr / Inspects
10-03

GOVGUAM
DPW
PUBLIC WORKS

BUILDING SAFETY IS NO ACCIDENT



BUILDING PERMITS & INSPECTION SECTION
APPLICATION FOR PERMIT & PLAN REVIEW

Application Number: B02000564

Permit Number: _____

IMPORTANT: Applicant must complete all items in sections I, II, III, IV

I. LOCATION OF BUILDING

Location: Route 4 (No.) Across (Street) MW - Lujan Elem. Zoning District: A

Between _____ (Cross Street) and _____ (Cross Street)

Subdivision _____ Lot # 101-9 Block _____ Lot Size 4,000 SM

II. TYPE AND COST OF BUILDING

B — Group Occupancy
II — Type of Construction
Conc. — Foundation

A. Type of Building

- ☐ New Building
- ☐ Foundation Only
- ☐ Shell Only
- ☐ Fence Wall
- ☐ Retaining Wall
- ☐ Other _____
- ☐ Addition
- ☒ Alteration
- ☐ Repair
- ☐ Demolished
- ☐ Reconstructed
- ☐ Relocated

19'X32'X10' — Dimension of Building

B. Ownership

- ☐ Private (individual, corporation, non-profit institution, etc.)
- ☐ Public (Federal, State, or Local Government)

C. COST

Cost of improvements	
electrical	
plumbing	
heating, air conditioning	
other (elevator, etc.)	
TOTAL COST OF IMPROVEMENT	$ 11,000.00

$5 (PSD)

Nonresidential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building in hospital, elementary school, secondary school, college, parochial school, parking garage for department store, retail office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

Interior renovations for Video Store w/ Studio accomodations

Approved - Conditional Use 6LU

D. PROPOSED USE - (For "Wrecking" most recent use)

Residential
- ☐ One family
- ☐ Two or more families — Enter No. of Units → _____
- ☐ Transient hotel, motel, or dormitory — Enter No. of Units → _____
- ☐ Garage
- ☐ Carport
- ☐ Other (specify) _____

Non-Residential
- ☐ Amusement, Recreational
- ☐ Church, other religious
- ☐ Industrial
- ☐ Parking garage
- ☐ Service station, repair garage
- ☐ Hospital, institutional
- ☐ Office, bank, professional
- ☐ Public utility
- ☐ School, library, other educational
- ☐ Stores, mercantile
- ☐ Tanks, towers
- ☐ Other (specify) _____

III. SELECTED CHARACTERISTICS OF BUILDING

For new buildings and additions, complete Parts E - K; for wrecking, complete only Part I, for all others skip to IV.

E. Principal Type of Frame
- ☐ Masonry (wall bearing)
- ☐ Wood frame
- ☐ Structural steel
- ☐ Reinforced concrete
- ☐ Other (specify) _____

F. Type of Sewage Disposal
- ☐ Public Sewer
- ☐ Private (septic tank, etc.)

G. Type of Mechanical
- ☐ Yes ☐ No — Central Air Condition
- ☐ Yes ☐ No — Will there be an elev

H. Type of Water Supply
- ☐ Public Supply
- ☐ Private (well, cistern)

I. Dimensions
- ☐ Number of stories _____
- Total square feet of floor area, all floors, based on exterior dimensions _____
- Total land area, sq. ft. _____

J. Number of Off-street Parking Spaces
- Enclosed _____
- Outdoors _____

K. Residential Buildings O
- Number of bedrooms 1
- Number of Bathrooms: Full 1, Partial _____

IV. IDENTIFICATION

	Print Name / Signature	Mailing Address - Number, street, city, and state	ZIP Code	Telephone
1. Owner or Lessee	CHRISTINA BORJA	36 SANMIGUEL ST. TAMUNING GU (96911)	96915	789-6
2. Contractor	SEMP			
	License #			
3. Architect or Engineer SEAL NO.				

Has the plan for project been approved by Town or Zone? If so, attach copy of approval and conditions placed on project.
The owner of this building and the undersigned agree to conform to all applicable laws of Guam.

Doc. No. 94GL-46-2453.

GOVGUAM

DPW PUBLIC WORKS

BUILDING SAFETY IS NO ACCIDENT



BUILDING PERMITS & INSPECTION SECTION
APPLICATION FOR PERMIT & PLAN REVIEW

Application Number:

Permit Number: B02000564

TO BE FILLED OUT BY BUILDING PERMIT STAFF ONLY

V. PLAN REVIEW RECORD

Plans Review Required	Date Plans Started	Date Plans Approved	Comments
Architectural			
Structural			
Mechanical/Plumbing			
Flood Control			
Electrical			
HPCC			
Hydraulics/Civil			
Highway Encroachment			
Rights of Way			
Traffic Engineering			

VI. ZONING PLAN EXAMINATION RECORD TO BE DONE BY DLM

District YONA "A" Zone

Use Video Store w/ residential accomodations

Front Yard 22

Side Yard 10 Side Yard 70'

Rear Yard 54'

Ownership Of Property: C. Bisa

If not owner, is there a lease or authorization to the property?

Did this project receive TLUC approval? What are the conditions

VII. COMMENTS BY OTHER AGENCIES (Route as indicated)

Agency	Date	Signature	Does your Agency recommend approval? If so, seal your response
Land Management, Zone	9/4/02		
Contractor's License Board			
Public Health			
E.P.A.			
Public Utility Agency			
Guam Power Authority			
Fire Prevention Bureau			
Guam Telephone Authority			
GHURA			

Permission is hereby given to the above work according to conditions hereon and according to approved plans and specifications pertaining thereto, subject to compliance with the Uniform Building Code and Government Code of Guam.

VIII. VALIDATION

Building Permit Number _____ Approved Valuation: _____

Building Permit Issued _____, 19____ Plan Checking fee _____ Rec'd _____

Approved By: _____ Building Permit fee _____ _____

Doc. No. 34GL-18-2453.

Territory of Guam, Government of Guam
Department of Land Management, Office of the Recorder

662431

File for record in Instrument No. _____

on the year 20 02 Month 09 Day 10 Time 12 05

Recording Fee DE-OFFICIO Receipt No. _____

Deputy Recorder Joel Cantemor

(Space above for Recordation)

COPY

"Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply to the application for Zone Change."

GUAM LAND USE COMMISSION
Department of Land Management
Government of Guam
Hagatna, Guam 96910

RECEIVED
SEP 9 2002
DEPT OF PUBLIC WORKS
DIRECTOR'S OFFICE

NOTICE OF ACTION

August 26, 2002
Date

To: Christina M. Borja
#36 San Miguel Street
Talofofo, Guam 96930

Application No. 2002-009

The Guam Land Use Commission, at its regular scheduled meeting on August 22, 2002.

___ Approved ___ Disapproved

_X_ Approved with Conditions ___ Tabled

your request on Lot 101-9, Municipality of Yona, Guam for a

___ Zone Change** ___ Subdivision Variance

___ Zone Variance ___ Tentative Subdivision
[ ] Height [ ] Use
[ ] Density [ ] Other
[ ] Setback

_X_ Conditional Use ___ Final Subdivision

___ Wetland Permit ___ Re-subdivision

___ Determination of Policy Definition ___ Subdivision Definition

___ Seashore Clearance ___ Miscellaneous

**Approval by the Guam Land Use Commission of a Zone Change DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Notification will be sent upon action taken by the Governor. [Ref: 21 GCA (Real Property), Chapter 6 (Zoning Law), Section 61634 (Decision by the Commission).]

Application No. 2002-009

APPLICATION DESCRIPTION: The Applicant, Christina M. Borja is requesting for a Conditional Use Permit for a proposed video store with a residential studio in an "A" (Agricultural) Zone.

CONDITION(S): The Guam Land Use Commission approved the Conditional Use Permit for ten (10) years from the approval date and that all shipping and storage containers shall be placed in the rear of the building. Furthermore, the applicant comply with all Application Review Committee conditions, comments and concerns as well as any building permit and occupancy requirements.

DLM: Recommend approval with the condition that all Application Review Committee conditions are complied with as noted.

DPW: Recommends approval subject to comments reviewed by the Application Review Committee (ARC) on April 4, 2002. It should be noted that the applicant shall comply with all applicable Rules, Regulations, Building Code and Government Code of Guam prior to the issuance of a building permit.
The following are information required by the Department of Public Works on the above subject project:

1. STORM WATER DISPOSAL:

   Show storm drainage system with details in the final drawings and to be supported by calculations. No runoff permitted in the surrounding properties or the streets.

2. TRAFFIC GENERATION:

   A traffic impact analysis/study must be coordinated with DPW Traffic Control Section, Division of Highways.

3. PARKING REQUIREMENTS:

   Show parking layout and detail of parking stalls (compact, standard and ADA accessible stalls.

4. ACCESS ROAD:

   a) Entrance/Exit.
   b) Access road should be in conformance to the Highway Master Plan (coordinate with DPW Rights-of-Way Section).
   c) Roads should be coordinated with and approved by the DPW Highway Programming, Coordination & Control (HPCC) and Rights-of-Way (ROW) Sections, Division of Highways.

5. SOLID WASTE COLLECTION DISPOSAL:

   Provide solid waste compositions.

DPW Cont:

6. TRANSPORTATION (BUS AND BUS SHELTER):

Not applicable.

7. OTHERS:

For water, sewer, power and telephone, coordinate with GWA, GEPA, GPA and GTA Engineers.

GWA: The Guam Waterworks Authority (GWA) has reviewed the above subject application. GWA has no objection and approves the applicant's request.

GBPA: Guam EPA Has no objection to Conditional Use with the following conditions:

1. On-site storm water disposal is required.

2. A vegetative buffer area (landscaping) around the perimeter of the property is encouraged.

BOP: The Bureau does not object to the applicants request for a conditional use permit, subject to the following conditions:

1. The parking as well as the residential layout and dimensions must be acceptable with DPW to ensure that the applicants is in conformance with the respective requirements;

2. The applicant id required to work with the Guam Fire Department (GFD) to ensure that the access to the subject establishment is sufficient and acceptable for emergency vehicles in the event of a fire or an emergency.

3. A landscaping plan be incorporated into this proposal in order to provide a buffer between the proposed commercial use and residential lots to help reduce storm water run off. The landscaping plan must be submitted and reviewed and approved by the Guam Chief Planner, and plantings must be in place prior to issuance of an Occupancy Permit.

08.27.2002
FELIXBERTO R. DUNGCA, JR. Date
Guam Chief Planner

8/29/02
JOSEPH M. BORJA Date
Executive Secretary, GLUC/GSPC

9/9/02
PASCUAL V.A. SABLAN Date
Chairman, GLUC/GSPC

Case Planner: Fermor Golar
Attachment(s): ARC Distribution List/Finding of Fact
cc: Buildings Permits Section, DPW (Attn: Mr. Jesus Nitete)

Application No. 2002-009

CERTIFICATION OF UNDERSTANDING

I/WE, CHRISTINA M. BORJA / _____
(Applicant, pls. print) *(Representative - pls. print*

understand that pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change. The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.

I/We, further agree and accept the conditions above as a part of the Notice of Action, and further agree to adhere to any and all conditions made a part of and attached to this Notice of Action as mandated by the approval of the Guam Land Use Commission/Guam Seashore Protection Commission.

Signature of Applicant *Signature of Representative*

Date: Aug 28 02 Date: _____

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

Applicant or Representative/ Date

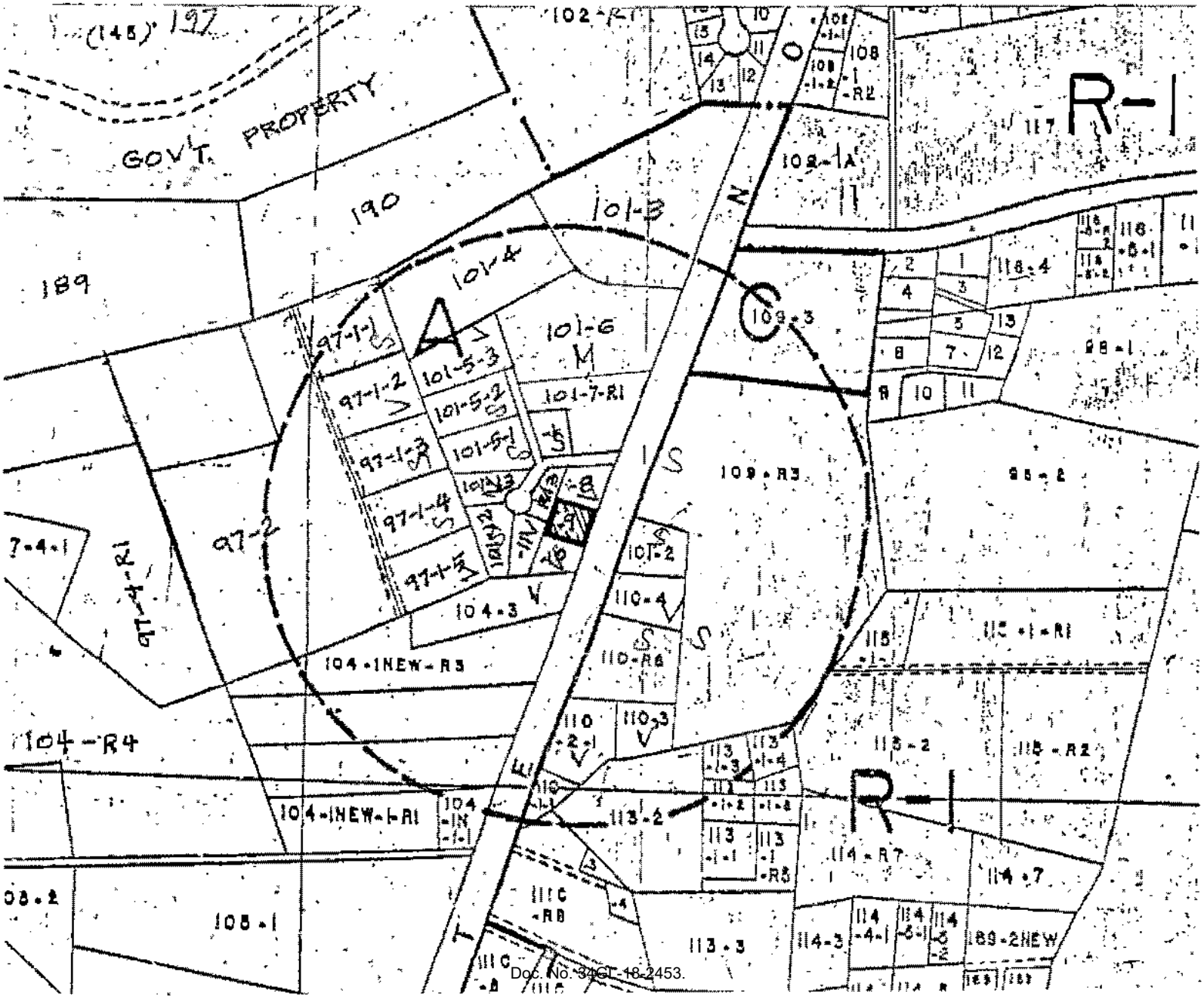
750 FEET RADIUS MAP

LEGEND:

S = SINGLE FAMILY RESIDENCE D = DUPLEX

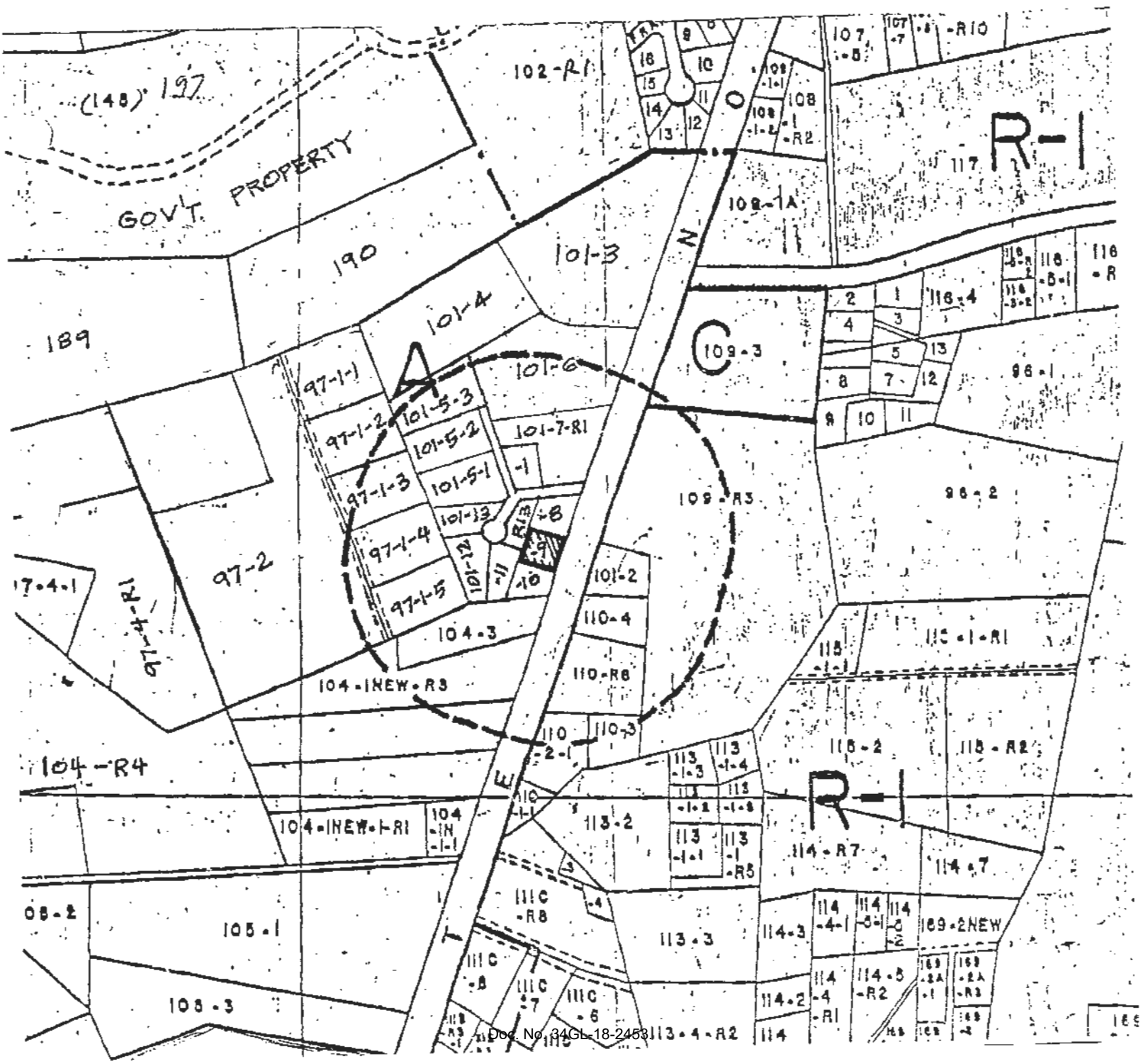
M = MULTI-FAMILY C = COMMERCIAL

V = VACANT P = PARK



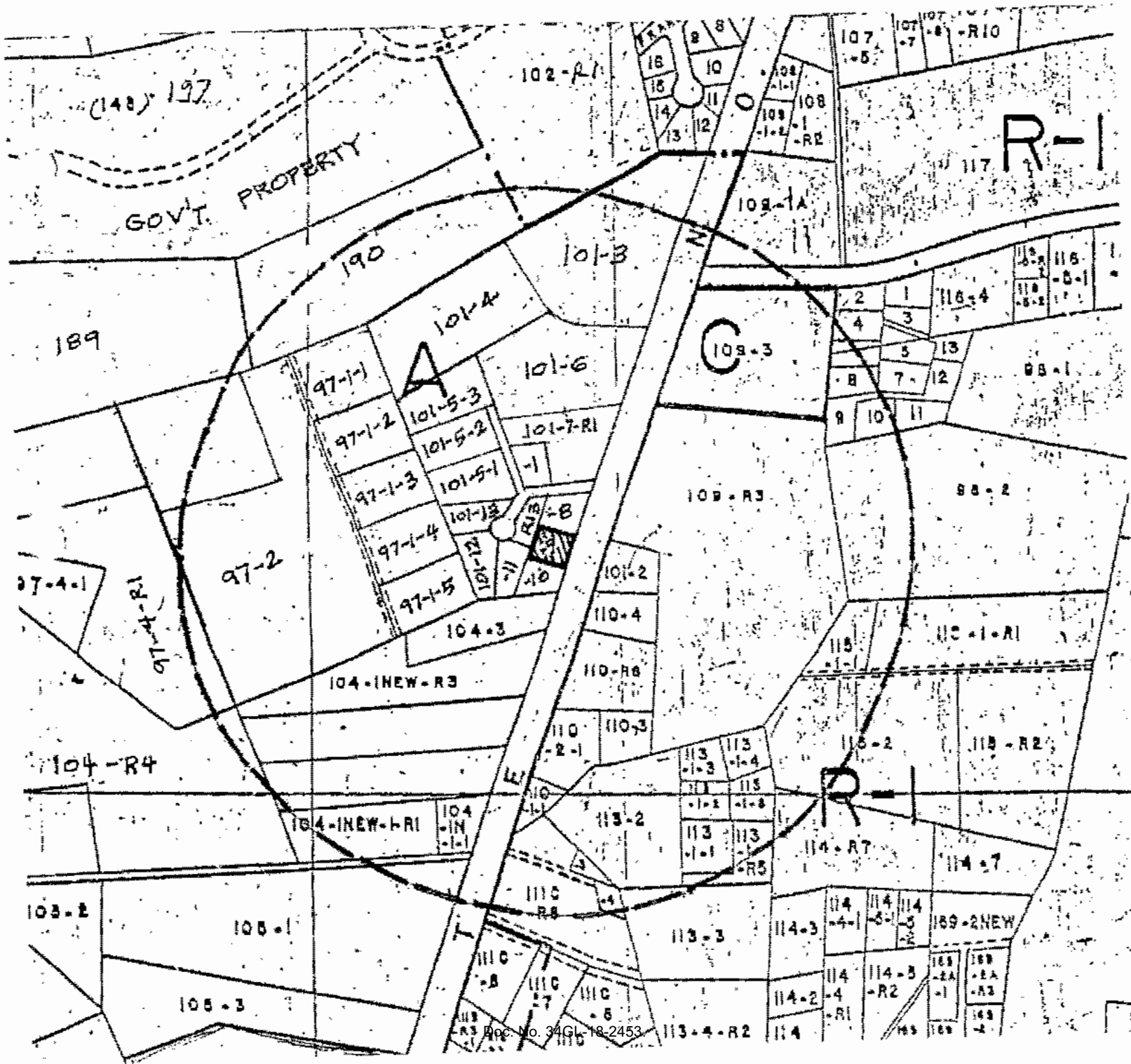
Doc. No. 34CT-16-2453.

500 FEET RADIUS MAP

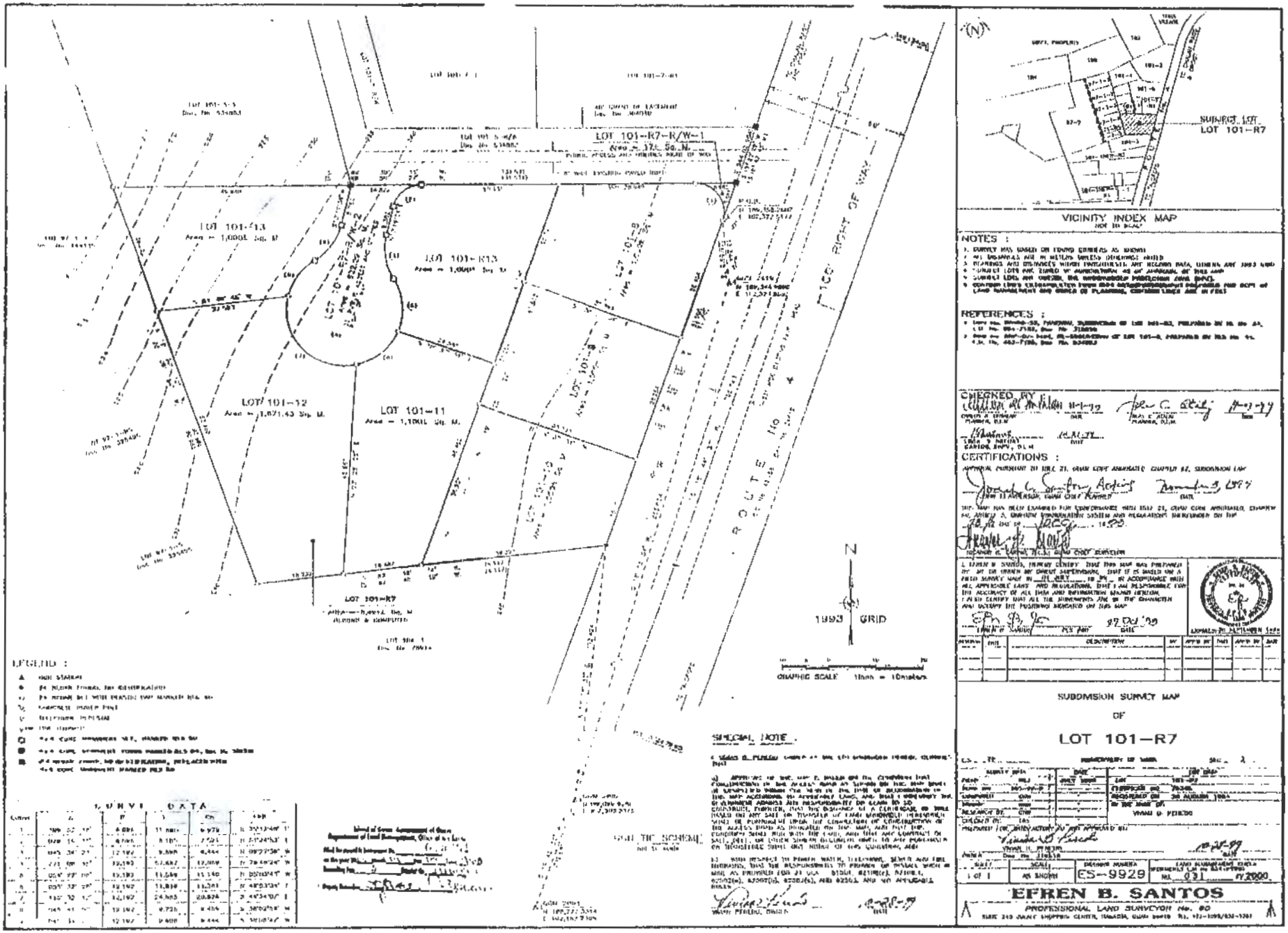


Doc. No. 34GL-18-2453

1000 FEET RADIUS MAP



Doc. No. 31GL-18-2453



VICINITY INDEX MAP
NOT TO SCALE

NOTES :

REFERENCES :

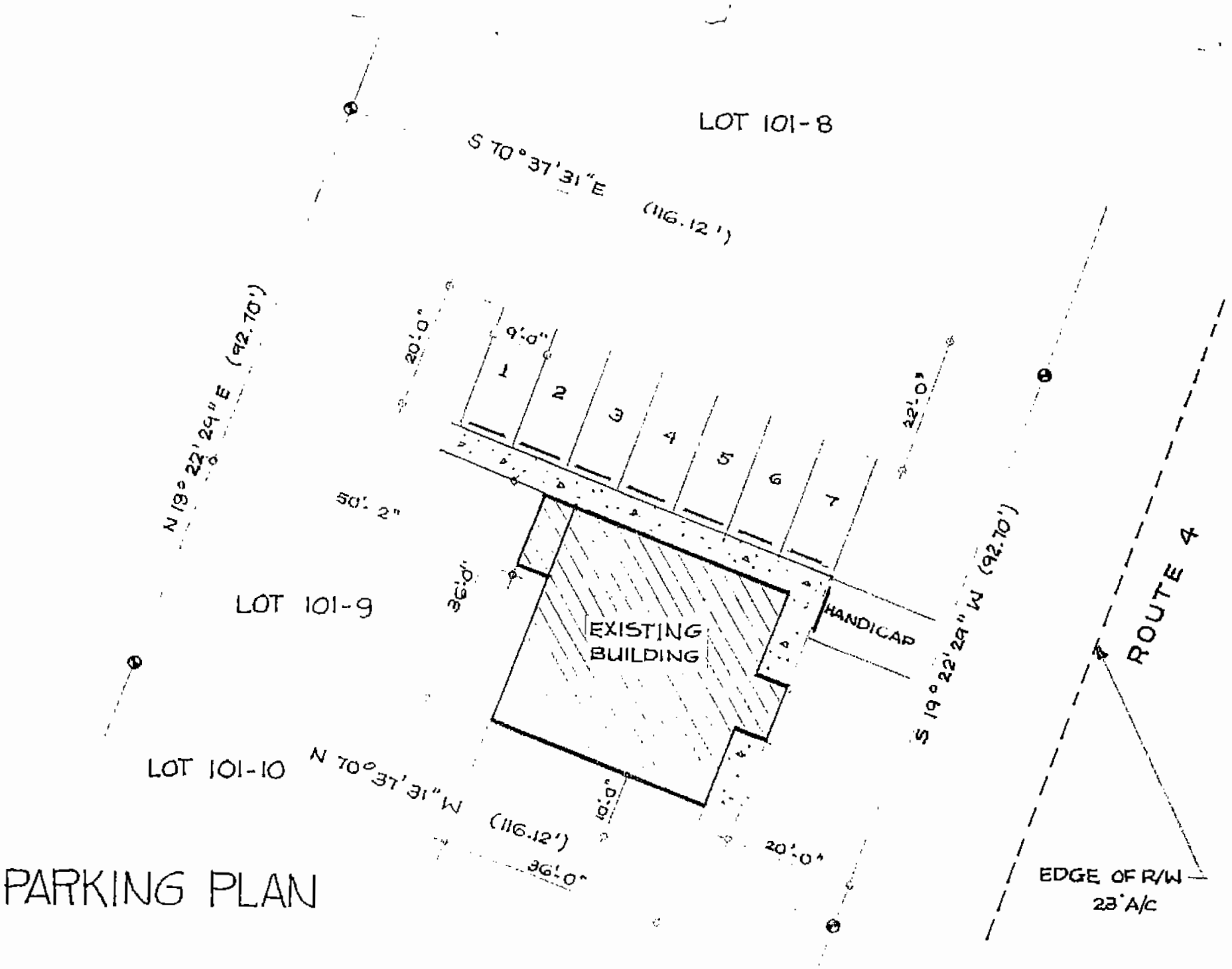
CHECKED BY

CERTIFICATIONS :

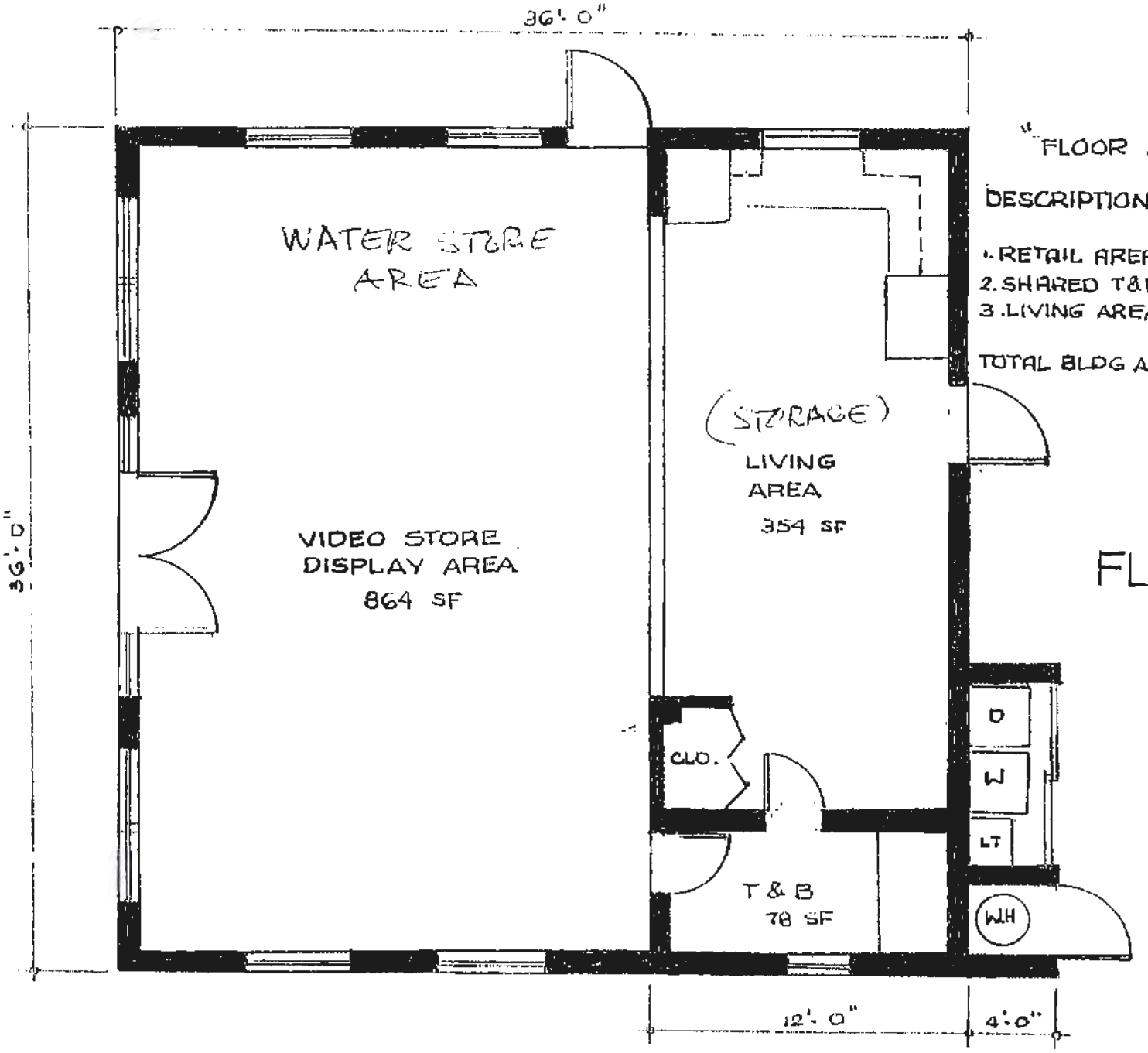
SUBDIVISION SURVEY MAP
OF
LOT 101-R7

SCALE	DRAWING NUMBER	LAND ASSESSMENT DATA
AS SHOWN	ES-9929	NO. 031 FY 2000

EFREN B. SANTOS
PROFESSIONAL LAND SURVEYOR No. 80



PARKING PLAN



"FLOOR AREA SCHEDULE"

DESCRIPTION	AREA	PARKING REQ.
1. RETAIL AREA	864 SF	6
2. SHARED T&B	78 SF	0
3. LIVING AREA	354 SF	2

TOTAL BLDG AREA = 1,296 SF (8)

FLOOR PLAN





Doc. No. 34GL-18-2453.





Doc. No. 34GL-18-2453.

Street Address:
590 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

Mailing Address:
P.O. Box 2950
Hagåtña, GU 96932

Website:
http://dlm.guam.gov

E-mail Address:
dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

October 19, 2018

MEMORANDUM

To: Acting Chairman, Guam Land Use Commission

From: Guam Chief Planner

Re: Re-evaluation of Land Use Applications
(Regularly Scheduled Meeting of August 23, 2018)

Mr. Chairman:

At its regularly scheduled meeting of August 23, 2018, the Guam Land Use Commission (hereafter "Commission") under the chairmanship of Mr. John Arroyo reviewed and approved the following land use applications:

1. **Application No. 2017-41B**, Applicant, Albert P. Sanga represented by Harry D. Gutierrez; Zone Change request from "R-1" (Single Family Dwelling) to "LC" (Limited Commercial) zone, for the proposed construction of a commercial building with catering service/mini-canteen, beauty salon/barber shop, professional office and residential unit, on Lot 1103-3-1A-1, in the Municipality of Mangilao;

2. **Application No. 2017-36**, Applicant, Christina M. Borja; Zone Change request from "A" (Rural/Agricultural) to "LC" (Limited Commercial) zone, for the continued operation of an existing water and video store, Lot 101-9, in the Municipality of Yona.

3. **Application No. 2002-30E**, Applicant, BME & Sons, Inc.; requests renewal of a previously approved Use Zone Variance and Status Report for an existing contractor's yard, on Lot 10, Tract 293, in an "A" (Agricultural/Rural) zone, in the Municipality of Mangilao.

In a letter dated September 4, 2018, the office of Honorable Senator Thomas Ada notified our office that actions taken on these applications were void due to lack of quorum, citing term expiration of Messrs. John Arroyo and Victor Cruz.

As a result of the Senator's findings, the Commission is compelled to re-evaluate each application to complete Commission review, assessment, and action.

Please find attached staff reports per each application for your perusal. Other supporting information are available, but scarce due to distribution at the August 23, 2018 meeting. With this, we humbly ask each Commissioner to retained their original packets, otherwise a complete packet will be re-generated for their perusal.

MARVIN Q. AGUILAR

Cc: Office of Honorable Senator Thomas Ada,
Chairman, Committee on Land
Plaza Center, Suite 207
173 Aspinall Avenue Hagatna, Guam 96910

ATTACHMENT C

DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

DEPARTMENT OF LAND MANAGEMENT

MICHAEL JB BORJA
Director

DAVID V. CAMACHO
Deputy Director

Street Address:
590 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

Mailing Address:
P.O. Box 2950
Hagåtña, GU 96932

Website:
http://land.guam.gov

E-mail Address:
dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

August 16, 2018

MEMORANDUM

TO: Guam Land Use Commission (GLUC) Members

FROM: Guam Chief Planner

SUBJECT: Supplemental Staff Report – Annual Reporting and renewal for a permanent use of a previously approved Zone Variance (Use) to operate a Contractors' Yard – For BME & Sons, Inc. Re: Application No. 2002-30E

1. PURPOSE:

   a. Application Summary: BME & Sons, Inc. request for review and renewal for the continued operation and permanent use of an Approved Zone Variance (Use) to operate a Contractors' Yard in an "A" (Rural/Agricultural) Zone, Lot 10, Tract 293, Municipality of Mangilao,

   b. Legal Authority: Title 21 GCA, Chapter 61 Zoning Law, Article 3 – Use Regulations, Section 61616 (Variances) and 61617 (Variance requirements)

2. FACTS:

   a. Location: The subject lot is located in Mangilao, South of Sunrise Villa Subdivision via Camela Lane and fronting Golden Cupid Road, and approximately 600 feet southwest of Latte Heights (See attached VIC map).

   b. Lot Area Size: The total area size is 3,750 square meters or 40,364.51 square feet; approximately 1.0 acre.

   c. Present Zoning: "A" (Agricultural)

   d. Masterplan: Undesignated

e. Previous Commission Action(s):

i. The initial Commission approval of the zone variance was on December 11, 2003 for a term period of two (2) years period and expired period December 11, 2005;
ii. Commission approved renewal for another two (2) years and expired on December11, 2005
iii. Commission approved renewal on December 11, 2005 and expired on December 11, 2008;
iv. Commission approved renewal on November 6, 2008 for a term of five (5) years and expiring December 11, 2013;

Note: The Application had expired on December 11, 2013 due to oversight, and BME had continued to operate a contractor's yard on the above subject lot with active license and adhered to conditions that conditions imposed by the Commission and comply with Application Review Committee conditions;

A request for renewal was submitted and accepted by the Commission on May 4, 2015, and was given another term of Five (5) years, from December 11, 2013 to December 11, 2018, as the new expiration date.

3. DISCUSSION:

On August 2, 2018, BME& Sons, Inc., submitted a letter of request for annual renewal/reporting status of their Contractors' Yard and also requesting for a permanent use variance status of their operation. As required by Notice of Action dated May 28, 2015; and reporting annually that they have complied with all ARC conditions and have further maintained good standing in the community, no complaints/problems or negative impacts of their operations, and have been pro-active in the community civic action projects and village mayor's projects as well as a good neighbor in the immediate area.

On August 3, 2018; Planning Staff conducted a site inspection and found in compliance with all conditions of the commission approval and all previous commission approval's and conditions; at the site, the area and yard are well maintained; the property is fenced for security purposes, the company activities observed on site to be routine, support operations of a contractor's yard, loading and stocking of materials for off-site projects, etc. No significant impacts of on-going activities in the immediate area observed or noted during inspection.

On August 2, 2018, Mangilao and Barrigada Mayor's (MPC) support letters of support were also attached on the application submitted by BME renewal and they that they have not received any complaints from neighbors on their operations and that the company has been a good neighbor and further stated that the company has contributed to the betterment of the island community. That the site/subject property and activity as an acceptable entity within the surrounding community.

The company's contractors' yard and its activities have co-existed for many years and the have complied with all requirements and imposed conditions by the commission. They have actively and proactively continued efforts to improving the landscape of the property and surroundings with no detrimental effects to the neighborhood. They have contributed assistance in labor and equipment to the community, the schools and many non-profit organizations. The company long and short terms projects are improvement of infrastructure, residential and commercial and local and federal government projects and development. They have continued positively to contribute to the island's economy and have many local and off-island employees.

4. RECOMMENDATION: Having complied with previously-approved Conditions imposed by the Guam Land Use Commission for the operation of a Contractor's Yard, planning staff recommends approval of the applicant's request for renewal to continue existing operations for the next five (5) years. Planning further recommends continuation of annual reporting requirement on their status to the Guam Chief Planner with all Commission and ARC applicable conditions still applicable and in force.

Although we commend the applicant's continued compliance with conditions as imposed in the past, in consideration of current community overlay which remains agricultural with single-family residential development within the surrounding community, Planning Division is not in favor of the applicant's request for a permanent use under said variance approval. Further, any consideration for permanent use should require reconsideration by the municipality most affected by the variance.

Marvin Q. Aguilar
Guam Chief Planner

Case Planner: Penmer Gulac

APPLICATION NO. 2002-30E
ZONE VARIANCE USE)
Case Planner: PENMER G.

BME & SONS, INC.

Ref: Lot 10, Tract 293, Mangilao

Annual Reporting & Renewal Request for Permanent Status of a previously approved Zone Variance (Use) in order to continue operations of a Contractor's Yard in an "A" (Rural / Agricultural), Municipality of Mangilao

SUBMITTED BY BME & SONS, INC.
P.O. BOX 24402 GMF
BARRIGADA, GUAM 96921

RECEIVED
P. 7. 18
Planning

BME & SONS INC.

GENERAL CONTRACTOR & EQUIPMENT RENTAL

P.O. Box 24402, GMF, Barrigada, Guam 96921 * Tel: (671) 632-3336 * 637-5498 * Fax: (671) 632-3334
E-mail: bvm@bmesons.com

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
AUG 02 2018
CLTC/GALC/GLUC

August 2, 2018

Mr. John Z. Arroyo, Chairman and Commissioners
c/o Mr. Michael JB Borja, Executive Secretary; Guam Land Use Commission (GLUC)
c/o Guam Chief Planner, DLM Land Planning Division3rd Flr ITC Bldg
Tamuning, Guam 96911

Subject: **Annual Reporting and Renewal for Permanent Status of Contractor's Yard operation ;**
Lot 10, Tract 293, Municipality of Mangilao, Guam for BME & Sons, Inc.;
Ref GLUC Application #2002-30C (Zone Variance)

Hafa Adai Mr. Chairman & Commissioners,

We are again requesting for your consideration to appear before you and for our annual reporting/renewal to the Guam Land Use Commission of our Contractor's Yard and main office on Lot 10, Tract 293, Municipality of Mangilao, see attached Notice of Action (NOA) and supporting documents.

We actively continue to adhere to the conditions imposed by the Guam Land Use Commission approval on May 28, 2015 which are still applicable, conditions of the variance that apply for Five (5)years effective on 12/11/2013 and expires on 12/11/2018, under Application No. 2002-30C. We have continued and actively supported community projects in the villages when requested and participate in island beautification as well as donate our services to non-profit organizations. Most recently, assisted in clean-up and preparation of some schools in GDOE system for opening of the school year. We have also recently completed the cross island road (GWA) sewer line to Santa Rita to tie-in to the new wastewater treatment plant and other infra-structure and local projects. We are proud to report of no complaints from neighbors, no incidents or violations of our site daily operations, always maintain a clean area and surroundings and be a good neighbor to nearby residential area. All required Contractor's License have been renewed and all taxation requirements have been reported and satisfied as required by law. We continue to employ many local residents and our imported H2 workers are anticipated to arrive in August thru December 2018 to help sustain our projects, improve our operations, and continue to contribute to our island's economic tax base.

In light of the above, we further request of a Renewal for Permanent Status without Term and reporting annually of our status and operations to the Guam Chief Planner.

We hope for your usual kind attention of this request and for your favorable consideration.

Very truly yours,

Bernie V. Maranan
President

Attachment: Notice of Action ; Office Site Address: #132 Golden Cupid, Latte Hts, Mangilao, Guam

ATTACHMENTS

A: GLUC NOTICE OF ACTIONS

Government of Guam, Department of Land Management
Office of the Recorder

File for Record is Instrument No. 912643

On the Year 20 17 Month 09 Day 21 Time 9:32

Recording Fee DE-OFFICIO Receipt No. _____

Deputy Recorder Jane Yamasaki
JANE T YAMASAKI

(Space above for Recordation)

IMPORTANT NOTICE - READ CAREFULLY

"Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change***."

GUAM LAND USE COMMISSION

Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

COPY

NOTICE OF ACTION

September 7, 2017
Date

To: BME & Son's Inc.
P.O. Box 24402 GMF
Barrigada, Guam 96921

Application No. 2002-30D

The Guam Land Use Commission, at its meeting on August 24, 2017.

____/ Approved ___/ Disapproved XX/ Approved with Conditions

Your request on Lot No. 10, Tract 293, Municipality of Mangilao for : a

Application No. 2002-30D

ZONING

___/ Zone Change***

___/ Conditional Use

__XX__/ **Zone Variance (Use) for its 2nd Annual Reporting and Status of a Contractor's Yard in an "A" (Agricultural) Zone**

[ ] Height
[ ] Density
[ ] Setback
[ ] Use
[ ] Other (Specify)

SUBDIVISION

___/ Tentative

___/ Final

___/ Extension of Time

___/ PL 28-126, SECTION 1(A)

NOTE ON ZONE CHANGE

***Approval by the Guam Land Use Commission of a ZONE CHANGE DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Applicant shall be notified upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]

SEASHORE

___/ Wetland Permit

___/ Seashore Clearance

HORIZONTAL PROPERTY REGIME

___/ Preliminary

___/ Final

___/ Supplementary (Specify)

MISCELLANEOUS

___/ Determination of Policy and/or Definitions

___/ Other (Specify)

NOTICE OF ACTION **Application No. 2002-30D**
BME & Sons, Inc.
Lot No. 10, Tract 293, Municipality of Mangilao
GLUC Meeting of August 24, 2017
Date of Preparation of NOA: September 7, 2017

APPLICATION DESCRIPTION: The Applicant, BME & Sons, Inc., submits their 2nd Annual status report of a previously approved Zone Variance (Use) to continue operations of a Contractor's Yard in an "A" (Agricultural) Zone, on Lot No. 10, Tract 293, Municipality of Mangilao.

COMMISSION DECISION: The Guam Land Use Commission (GLUC) **Accepts the Applicant's 2nd Annual Report and Status, having complied with previously approved variances and conditions imposed by the GLUC.**

9-8-2017
Marvin Q. Aguilar Date
Guam Chief Planner

9/14/17
John Z. Arroyo Date
Chairman
Guam Land Use Commission

Case Planner: Penmer C. Gulac
Cc: Building Permits Section, DPW (Attn: Administrator)

NOTICE OF ACTION **Application No. 2002-30D**
BME & Sons, Inc.
Lot No. 10, Traact 293, Municipality of Mangilao
GLUC Meeting of August 24, 2017
Date of Preparation of NOA: September 7, 2017

CERTIFICATION OF UNDERSTANDING

I/We BERNADETTE HARAWAN / _____
(Applicant [Please print name]) (Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 96-26, that a building or grading permit must be obtained for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire.

The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.

This requirement shall not apply for application for a Zone Change***

I/We, further AGREE and ACCEPT the conditions above as a part of the Notice of Action and further AGREE TO ANY AND ALL CONDITIONS made a part of and attached to this Notice of Action as mandated by the approval from the Guam Land Use Commission or from the Guam Seashore Protection Commission.

_____ 9/26/17 _____ _____
Signature of Applicant Date Signature of Representative Date

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

_____ 9/26/17 _____ _____
Applicant **Date** **Representative** **Date**

Island of Guam, Government of Guam
Department of Land Management, Office of the Recorder

File for Record/Instrument No. 879923

On (Date) 15 Month 06 Day 26 Time 11:43

DE-OFFICIO

Recording Fee $ Document Pages

Print Name, Signature

(Space above for Recordation)

IMPORTANT NOTICE - READ CAREFULLY

"Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change*."**

GUAM LAND USE COMMISSION
Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

ORIGINAL

NOTICE OF ACTION

June 11, 2015
Date

To: **BME & Son's Inc.**
P.O. Box 24402 GMF
Barrigada, Guam 96921

Application No. 2002-30C

The Guam Land Use Commission, at its meeting on May 28, 2015.

____/ Approved ___/ Disapproved XX/ Approved with Conditions

Your request on Lot No. 10, Tract 293, Municipality of Mangilao for : a

Application No. 2002-30C

ZONING

___/ Zone Change***

___/ Conditional Use

__XX__ /Zone Variance (Use) for renewal of a Contractor's Yard in an "A" (Agricultural) Zone

[ ] Height
[ ] Density
[ ] Setback
[ ] Use
[ ] Other (Specify)

____/ TENTATIVE DEVELOPMENT PLAN

SUBDIVISION

____/ Tentative

____/ Final

____/ Extension of Time

____/ PL 28-126, SECTION 1(A)

NOTE ON ZONE CHANGE

***Approval by the Guam Land Use Commission of a ZONE CHANGE DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Applicant shall be notified upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]

SEASHORE

___/ Wetland Permit

___/ Seashore Clearance

HORIZONTAL PROPERTY REGIME

___/ Preliminary

___/ Final

___/ Supplementary (Specify)

MISCELLANEOUS

___/ Determination of Policy and/or Definitions

___/ Other (Specify)

NOTICE OF ACTION **Application No. 2002-30C**
BME & Sons, Inc.
Lot No. 10, Tract 293, Municipality of Mangilao
GLUC Meeting of May 28, 2015
Date of Preparation of NOA: June 11, 2015

APPLICATION DESCRIPTION: The Applicant, BME & Sons, Inc., is requesting approval of a previously approved Zone Variance (Use) to continue operations of a Contractor's Yard and permanent use of an contractor's yard in an "A" (Agricultural) Zone, on Lot No. 10, Tract 293, Municipality of Mangilao.

COMMISSION DECISION: The Guam Land Use Commission APPROVED THE APPLICATION WITH THE FOLLOWING ACTIONS AND CONDITIONS AS FOLLOWS:

1. **ACTION 1: The motion was two-part; first motion was to approve the renewal of the applicant's request for its use variance for a period of five (5) years effective 12/11/2013 with an expiration of 12/11/2018 with all the conditions that have been setforth in the original NOA with the exception of the reporting; that the reporting be changed from six months to an annual reporting basis effective June 2015 AND;**

2. **ACTION 2: The second motion was the DENIAL of the applicant's request for a permanent use variance; [Motion was amended to include with the annual report photographs of the facility.]**

6/17/15
Marvin Q. Aguilar **Date**
Guam Chief Planner

6-24-15
Lawrence S. Rivera **Date**
Chairman
Guam Land Use Commission

Case Planner: Penmer C. Gulac
Cc: Building Permits Section, DPW (Attn: Administrator)

NOTICE OF ACTION **Application No. 2002-30C**
BME & Sons, Inc.
Lot No. 10, Tract 293, Municipality of Mangilao
GLUC Meeting of May 28, 2015
Date of Preparation of NOA: June 11, 2015

CERTIFICATION OF UNDERSTANDING

I/We BME & Son's, Inc. / Danny Natividad
(Applicant [Please print name]) (Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 96-26, that a building or grading permit must be obtained for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire.

The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.

This requirement shall not apply for application for a Zone Change***

I/We, further AGREE and ACCEPT the conditions above as a part of the Notice of Action and further AGREE TO ANY AND ALL CONDITIONS made a part of and attached to this Notice of Action as mandated by the approval from the Guam Land Use Commission or from the Guam Seashore Protection Commission.

6-25-15
Signature of Applicant Date

6-25-15
Signature of Representative Date

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

Applicant **Date** **Representative** **Date**

Reference No. 2002-30C

ACKNOWLEDGEMENT

Filed with the Department of Land Management on 17th day of June, 2015 in accordance with 21 Guam Code Annotated Section 61620.

MICHAEL J. B. BORJA
DIRECTOR OF LAND MANAGEMENT

ACKNOWLEDGEMENT

Filed with the Department of Public Works on 19th day of June, 2015 in accordance with 21 Guam Code Annotated Section 61620.

DIRECTOR OF PUBLIC WORKS
or Designee

A DECISION OF THE GLUC GRANTING A VARIANCE IS NOT FINAL UNTIL 15 WORKING DAYS AFTER FILING OF THE DECISION WITH DPW AND DLM. PERMITS SHALL NOT BE ISSUED TO THE APPLICANT BEFORE IT BECOMES FINAL. (21 GCA §61621)

DECISION GRANTING VARIANCE
WITH FINDINGS
[Pursuant to Title 21 GCA §61618 (a) through (h), (j) and (k)]

Guam Land Use Commission

WHEREAS, the following decision of the Guam Land Use Commission is made in accordance with 21 GCA §61616, §61617, and §61620, now therefore;

BE IT RESOLVED, that on the **28TH** day of **MAY**, 20**15**, a hearing of the Guam Land Use Commission (GLUC) was held in accordance with notices duly issued to consider the application of **BME & SON'S, INC., (APPLICATION NO. 1997-023C)** for the renewal of a previously approved Zone Variance for **(USE)** on **LOT 10, TRACT 293**, Municipality of **MANGILAO**.

A quorum of the Commission was present. In attendance were:

1.	Lawrence S. Rivera	Chairperson
2.	John Z. Arroyo	Vice-Chairperson
3.	Conchita D. Bathan	Commissioner
4.	Tricee P. Limtiaco	Commissioner
5.	Victor F. Cruz	Commissioner
6.	Tae S. Oh	Commissioner

Appearing for the applicant was/were: Danny Natividad, BME Chief Operations Officer .

Also appearing and testifying on the above project was/were:

None :

After considering all the statements and testimony presented by interested parties the GLUC finds that the application for variance is granted on the following grounds: (Note: All five (5) sections should be answered.)

(a) That the application of Title 21 GCA Chapter 61 results in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the law. The following facts support such a finding:

We, Commission have reviewed the application and find that, as presented by the applicant's and their representative, that all conditions imposed by the Commission and the Application Review Committee for the variance has been satisfied as well as the above section.

(b) That there are exceptional circumstances or conditions applicable to the property involved or to the intended use thereof that does not apply generally to other property in the same zone. The following facts support such a finding:

We, Commission have reviewed the application and find that, as presented by the applicant's and their representative and that all conditions imposed by the Commission and the Application Review Committee for the variance has been satisfied as well as the above section.

(c) That the grant of variance would not be materially detrimental to the public welfare, or injurious to the property or improvements in the zone or neighborhood in which the property is located. The following facts support such a finding:

We, Commission have reviewed the application and find that, as presented by the applicant's and their representative and that all conditions imposed by the Commission and the Application Review Committee for the variance has been satisfied as well as the above section.

(d) That the variance will not be contrary to the objectives of any part of the "Master Plan." The following facts support such a finding:

We, Commission have reviewed the application and find that, as presented by the applicant's and their representative and that all conditions imposed by the Commission and the Application Review Committee for the variance has been satisfied as well as the above section.

(e) That, as to variances from the restrictions of Title 21 GCA §61504, the proposed building will substantially enhance the recreational aesthetic or commercial value of the beach area upon which the building is to be constructed, and that such building will not interfere with or adversely affect the surrounding property owners' or the publics' right to an untrammeled use of the beach and its natural beauty. Facts, which support this conclusion, are as follows:

This criteria is "NOT APPLICABLE" The site is not located near or on any public "Beach" area whereby it will affect, hinder, obstruct the ocean beach access for both private residents or the public at large.

The members, after due consideration, voted to approve the application with the following conditions:

That, the applicant shall comply to all conditions and requirements imposed by the Commission and other requirements as noted on the Notice of Action (NOA).

The vote of the members were as follows:

[6] Ayes **[0]** Nays **[0]** Abstentions

This decision was adopted this 28th day of May, 2015, and shall be filed with the Department of Land Management, and the Department of Public Works as mandated under 21 GCA §61620.

LAWRENCE S. RIVERA
Chairman, Guam Land Use Commission

GUAM LAND USE COMMISSION

Chairman Lawrence S. Rivera
Vice Chairman John Z. Arroyo
Commissioner Conchita D. Bathan
Commissioner Tricee P. Limtiaco

Commissioner Victor F. Cruz
Commissioner Tae S. Oh
Commissioner, Vacant

Michael J.B. Borja, Executive Secretary
Kristan Finney, Assistant Attorney General

AGENDA - Disposition

Regular Meeting
Thursday, May 28, 2015 1:30 p.m.

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

I. Notation of Attendance [X] Quorum 1:45 pm [ ] No Quorum

Present were: Chairman Lawrence Rivera, Vice Chair John Arroyo, Commissioners Conchita Bathan, Tricee Limtiaco, Victor Cruz and Tae Oh, Executive Secretary Michael Borja, Legal Counsel Kristan Finney, Chief Planner Marvin Aguilar, Case Planner Penmer Gulac and Recording Secretary Cristina Gutierrez.

II. Approval of Minutes

- GLUC Regular Meeting of Thursday, May 14, 2015

ACTION: Motion to approve GLUC Minutes of May 14, 2015 passed unanimously subject to any additions and/corrections to be submitted to the Recording Secretary by close of business today (5/28/2015). [NOTE: No corrections submitted; Minutes approved as submitted to the Commission]

III. Old or Unfinished Business

Zone Change

A. The Applicant, Sonia Wendy Ko represented by Joseph Borja; request for a zone change from "R1" (Single Family Dwelling) to "C" (Commercial) zone to allow for the continuance of an existing commercial activity (UR Market) on Lot 25, Tract 534, Municipality of Dededo, under Application No. 2014-18. **[Continuation – GLUC – April 23, 2015]**
Case Planner: Penmer Gulac

ACTION: Motion to approve the limited commercial zoning designation for Application No. 2014-18 was passed unanimously with the restrictions that the commercial use be limited to the current activities on Lot 25, Tract 534 which is a mini mart/retail store and postal service. Vice Chair Arroyo also included that any maintenance work that needs to be done does not require the applicant to return before the Commission provided that the maintenance does not include any changes in the current operation and/or additions to the current operation. [6 ayes, 0 nay]

Zone Variance

B. The Applicants, Natarajan and Subasri Nagarajan (Bambini Day School Center) represented by FC Benavente, Planners; request for a zone variance for side yard setbacks on Lot 6, Block 3, in an ~~"R1"~~ "R2" (Single Family Dwelling) in the Municipality of Tamuning, under Application No. 2013-59. **[Continuation – GLUC hearing of May 14, 2015]**
Case Planner: Celine Cruz
Action: Motion to approve the zone variance was passed unanimously. Approval was only for the 4'0" setback on the south side of the property. In addition, the walls on the north-side of the property will be demolished and rebuilt to be in compliance and to comply with the Department of Public Works' request. The Applicants were given a timeframe of 30-days to comply. Vice Chair Arroyo added that the applicant will need to go back to DPW for an after-the-fact building permit and inspection for the extension that is still on the south-side of the building. The Chief Planner will be responsible for coordinating to ensure compliance. [6 ayes, 0 nay]

[CORRECTION: ZONE FOR THIS PROPERTY IS "R2" AND NOT "R1" AS STATED ON THE AGENDA]

IV. New Business

Conditional Use

C. The Applicants, Keystone Pacific Realty Co. and Luis Lu represented by Harry D. Gutierrez; request for a conditional use permit for the proposed construction of a 2-storey, 10-unit multi-family townhouse complex with amenities, storage space and covered parking, on Lot 82-1-5-6-R1NEW-NEW, in a "C" (Commercial) zone, in the Municipality of Hagatna, under Application No. 2014-32.
Case Planner: Penmer Gulac
ACTION: The motion to approve the applicant's request was passed unanimously subject to the following conditions; [6 ayes, 0 nay]:

A. **Applicant to adhere to all ARC conditions and permitting requirements and that the following requirements shall be incorporated in the building and site development plans;**
B. **Approval of this conditional use permit shall further be subject and based on the design, density, and methodology presented in the submitted application. Any changes and/or modification to said plans shall be assessed by the Guam Chief Planner to which time shall determine if such change or modification is deemed significant to apply the requirements as noted in Title 21GCA, Chapter 61, Section 61303(b);**
C. **Pursuant to Title 21GCA, Chapter 61, Section 61303(a) the Commission shall also consider such elements (affecting the proposed development and/or surrounding community) as may be reasonably related to the health, safety and general welfare of the community. With respect to the potential existence of wetland conditions in the immediate area, the applicant shall work with GEPA, DOAG and DPW in determining the limits of wetlands within the property; in any and/or to determine the limits of development surrounding the property so as to provide added protection to surrounding waterways and floodways;**
D. **Applicant/owner shall erect a 6-foot concrete perimeter fence on the northern, eastern, and southern borders that abut the Agana Shopping Center;**
E. **Egress/Ingress to the site will only be on East O'Brien drive;**
F. **All parking shall be contained within the subject lot, subject to parking requirements as provided in Title 21GCA, Chapter 61, Section 61531. Specifically no external parking particularly within the Agana Shopping Center shall be permitted;**
G. **Final site development and landscaping plan must be submitted and approved to the Chief Planner prior to issuance of a building permit and a copy provided to the HRRA; and,**
H. **Applicant to consult with the HRRA on the architectural motif and color scheme of the area to ensure the continuity with the Hagatna master plan and standards of development guidelines.**

GUAM LAND USE COMMISSION

Chairman Lawrence S. Rivera
Vice Chairman John Z. Arroyo
Commissioner Conchita D. Bathan
Commissioner Trisse P. Lindsco
Commissioner Victor F. Cruz
Commissioner Tae S. Oh
Commissioner, Vacant

Michael J.B. Borja, Executive Secretary
Kristan Finney, Assistant Attorney General

Zone Change

D. The Applicant, DECHA Farms Inc.; request for a zone change from "A" (Rural) to "R2" (Multi Family Dwelling) zone for the proposed construction of single and multi family dwelling units, on Lot 154-1, in the Municipality of Yona, under Application No. 2015-16.
Case Planner: Marvin Aguilar
ACTION: It was the order of the Commission to allow the Chief Planner to proceed (in approving and/or disapproving) the applicant's request relative to the federal excess zoning per Section 61217. In addition, it was the order of the Commission to have the Chief Planner request from the AG's Office for clarification (in writing) on Section 61217.

V. Administrative and Miscellaneous Matters

E. The Applicant, BME Sons, Inc., request for review/renewal of a previously approved Use Zone Variance for the continued operation and permanent use of an existing contractor's yard, on Lot 10, Tract 293, in the Municipality of Mangilao, under Application No. 2002-30C.
Case Planner: Penmer Gulac
ACTION: The motion was two-part; first motion was to approve the renewal of the applicant's request for its use variance for a period of five (5) years effective 12/11/2013 with an expiration of 12/11/2018 with all the conditions that have been setforth in the original NOA with the exception of the reporting; that the reporting be changed from six months to an annual reporting basis effective June 2016 AND the second motion was the DENIAL of the applicant's request for a permanent use variance. [Motion was amended to include with the annual report photographs of the facility.] [6 ayes, 0 nay]

VI. Adjournment [Meeting was adjourned at 4:55 p.m.]

B: CONTRACTORS LICENSE



CONTRACTOR'S LICENSE

EDDIE BAZA CALVO
Governor of Guam

RAY TENORIO
Lt. Governor of Guam

Pursuant to the provisions of Chapter VII Title XI of the Government of Guam and the Rules and Regulations of the Contractors License Board, the Executive Director of Contractors hereby issues this license to:

BME & Son's Inc.

To engage in the business or act in the capacity of a contractor in the following classifications

A,B,C3,C5,C7,C10,C11,C12,C13,C13A,C17,C18,C19,C20,C21,C24,C26, C27,C29,C32,C33,C37,C40,C42,C44,C45,C48,C51,C55,C56 & C68
(Epoxy / Electrical Cable Casing)

This license is the property of the Executive Director of Contractors, not transferable, and shall be returned to the Executive Director upon demand when suspended, revoked, or invalidated for any reason. It becomes void if not renewed on or before the expiration date.

Signature of RME
RME #

Signature of LICENSEE
License # 3028

GRT # 86868
Issued: April 11, 2018

Certificate # C-0418-0055
Expires: June 30, 2019

MARIAN CHRISTIAN
BOARD CHAIRWOMAN

EDUARDO R. ORDONEZ
EXECUTIVE DIRECTOR

C: MAYORS' SUPPORT LETTERS

JUNE U. BLAS
MAYOR

MUNICIPALITY OF
BARRIGADA

OFFICE OF THE MAYOR & VICE MAYOR
124 LLAYAO LANE, BARRIGADA, GUAM 96913

JESSIE P. BAUTISTA
VICE MAYOR

June 27, 2018

Mr. John Arroyo
Chairman
Guam Land Use Commission
Department of Land Management
Tamuning, Guam. 96931

RE: Support for BME & Sons Annual Reporting of their Contractor's Yard; Lot 10, Tract ~~229~~ 293, Municipality of Mangilao. GLUC Application 2002-30C

Dear Mr. Chairman,

Buenas Yan Hafa Adai! This is to inform you that Vice Mayor Jessie P. Bautista and I, together with the Barrigada Municipal Planning Council support the request for Annual Renewal of Conditional Use Permit to Operate Facility for Temporary Workers (HFTW) on Lot No. 5223-R9-1, Municipality of Barrigada, Guam for BME & Sons, Ref GLUC 1997-23B and Continuing Operations of a Contractor's yard on Lot 10, Tract 293 Mangilao.

Once again, our support demonstrates the Municipal Planning Council's agreement with the proposed use of the property by the current landowner, BME & Sons, Inc. The renewal request will once again contribute to the development of our community as well as contribute to the social benefit of our residents including those in the surrounding boundary area.

More importantly, the Barrigada Municipal Planning Council is exercising its rights and privileges to review all conditional land use requests involving real property within the boundaries, does hereby support and endorse the request.

Thank you and on behalf of BME & Sons, Inc., we look forward to the Commission's endorsement of their renewal request.

Sincerely,

JUNE U. BLAS
Mayor

cc: BME & Sons, Inc.
P.O Box 24402, GMF
Barrigada, Guam. 96921

P.O Box 786, Hagatña, Guam, 96932 · Tel: (671) 734-3725/3727/3859 / Fax: (671) 734-1988 . Email: barrigadaoffice@gmail.com

The Community of Education, Culture and Sports

Office of the Mayor
Municipality of Mangilao



PO Box 786 Hagatna, GU 96932 (671) 734-2163 / 5731 Fax: (671) 734-4130

Allan G. Ungacta, Mayor **Thomas J. F. Duenas, Vice Mayor**

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
AUG 02 2018
CLTC/GALC/GLUC

July 18, 2018

Chairman and Members
Guam Lan Use Commission
Department of Land Management
Tamuning, Guam 96913

Subject: Request for Support for Annual Reporting of our Contractor's Yard:
Lot 10, Tract 293 Municipality of Mangilao, Guam for BME & Sons, Inc;
Ref GLUC Application #2002-30C (Zone Variance)

Dear Mr. Chairman:

Buenas Yan Hafa Adall This is to inform you that Mayor Allan Ungacta, together with the Mangilao Municipal Planning Council support the request for Annual Renewal of Zone Variance for BME & Sons, continuing operations of a contractor's yard on Lot, 10, Tract 293 Mangilao.

Once again, our support demonstrates the Municipal Planning Council's agreement with the proposed use of the property by the current landowner, BME & Sons, Inc. The renewal request will contribute to the community as well as be of social benefit to all of the residents in the surrounding area.

Allan G. Ungacta
Mayor

P. Gulac 8/2/18

D: PROJECTS: PAST & PRESENT & ON-GOING PROJECTS

BME & Sons, Inc.
Local Projects 2018

Contract Number	Contractor's Name	Project Name	Date of Award	Actual Contract Completion	Total Contract Amount
GIAA-FY14-04-1	GIAA	TSA Recapitalization and Optimization Project	12/4/2014	6/24/2017	$ 5,267,074.95
	Grandview Dev. LLC	Construction of Bus Shelter @ Tumon Bay Mall	8/24/2015	9/15/2017	$ 120,000.00
	Grandview Dev. LLC	Construct Tumon Bay Mall (TBM)-Phase I Civil Works	8/28/2015	4/17/2017	$ 3,615,000.00
	DPW	Demolition, Removal and Disposal of Debris and Materials of Manuel Guerrero (DOA) Building	9/10/2015	2/12/2016	$ 259,083.85
GSWA007-16	GSWA	Layon Leachate System Improvements to Pump Stations No. 3 and No. 4, Malojloj, Guam	6/23/2016	5/22/2017	$ 298,659.60
	DR. ALEGRIA	Construction of 4 Units Townhouse	9/5/2016	ON-GOING	$ 1,693,000.00
	WM Eng'g	New Construction of WMES Office Building	9/8/2016	9/28/2017	$ 1,910,532.11
PCGAG-PBIP-2016-1	Phil. Consulate	Demolition & Construction of the Official Residence of the Consul General	9/23/2016	6/28/2017	$ 1,269,000.00
GIAA-FY12-01-5	GIAA	Demolition & Remediation of Airport Facilities-Phase 4	10/12/2016	6/24/2017	$ 68,746.25
S15-008-BND	GWA	Baza Gardens Wastewater Cross-Island Pumping and Conveyance (Phase I)	4/3/2017	ON-GOING	$ 7,888,151.19
	GWA	Baza Gardens Wastewater Cross-Island Pumping and Conveyance (Phase II)	4/24/2017	ON-GOING	$ 5,919,045.43
	City Hill Company	Guam Plaza Hotel Parking Structure	1/18/2018	ON-GOING	$ 4,885,000.00
GIAAFY17-02-1	GIAA	Airport Terminal Office Renovations	2/12/2018	ON-GOING	$ 283,938.93

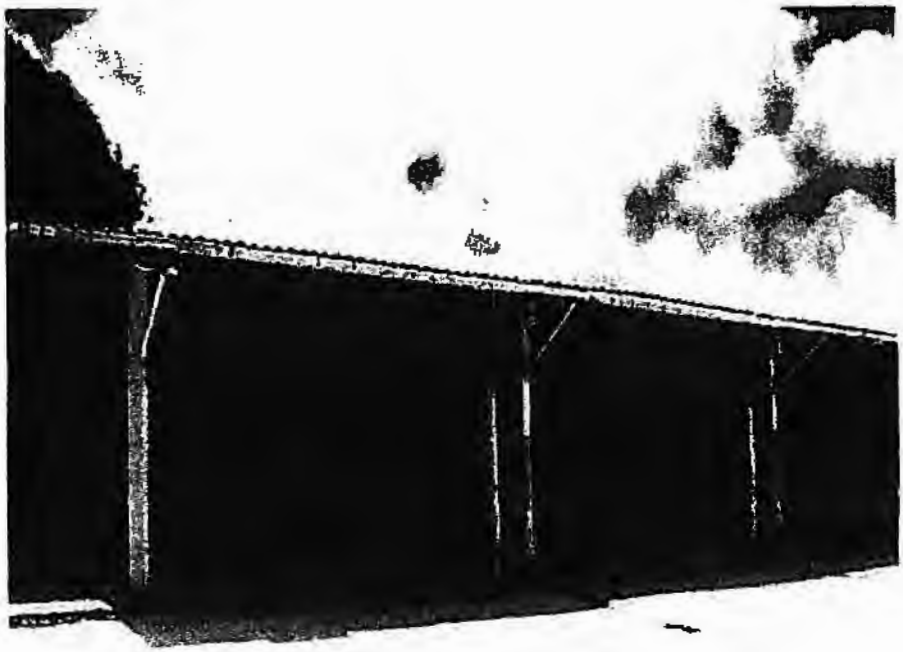
E: PHOTOS OF MAIN OFFICE & ACCESSORY STRUCTURES



Doc. No. 34GL-18-2453.



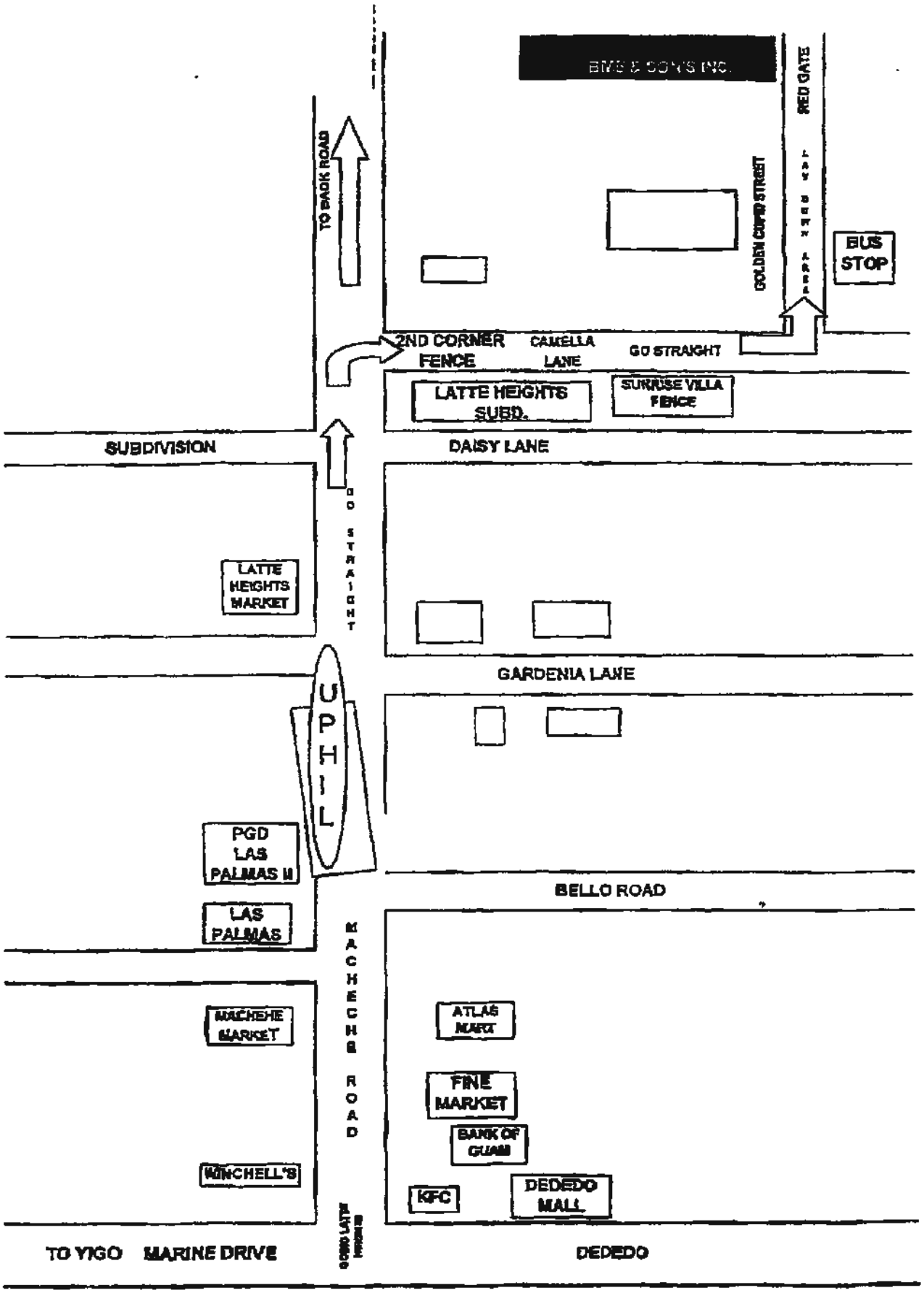
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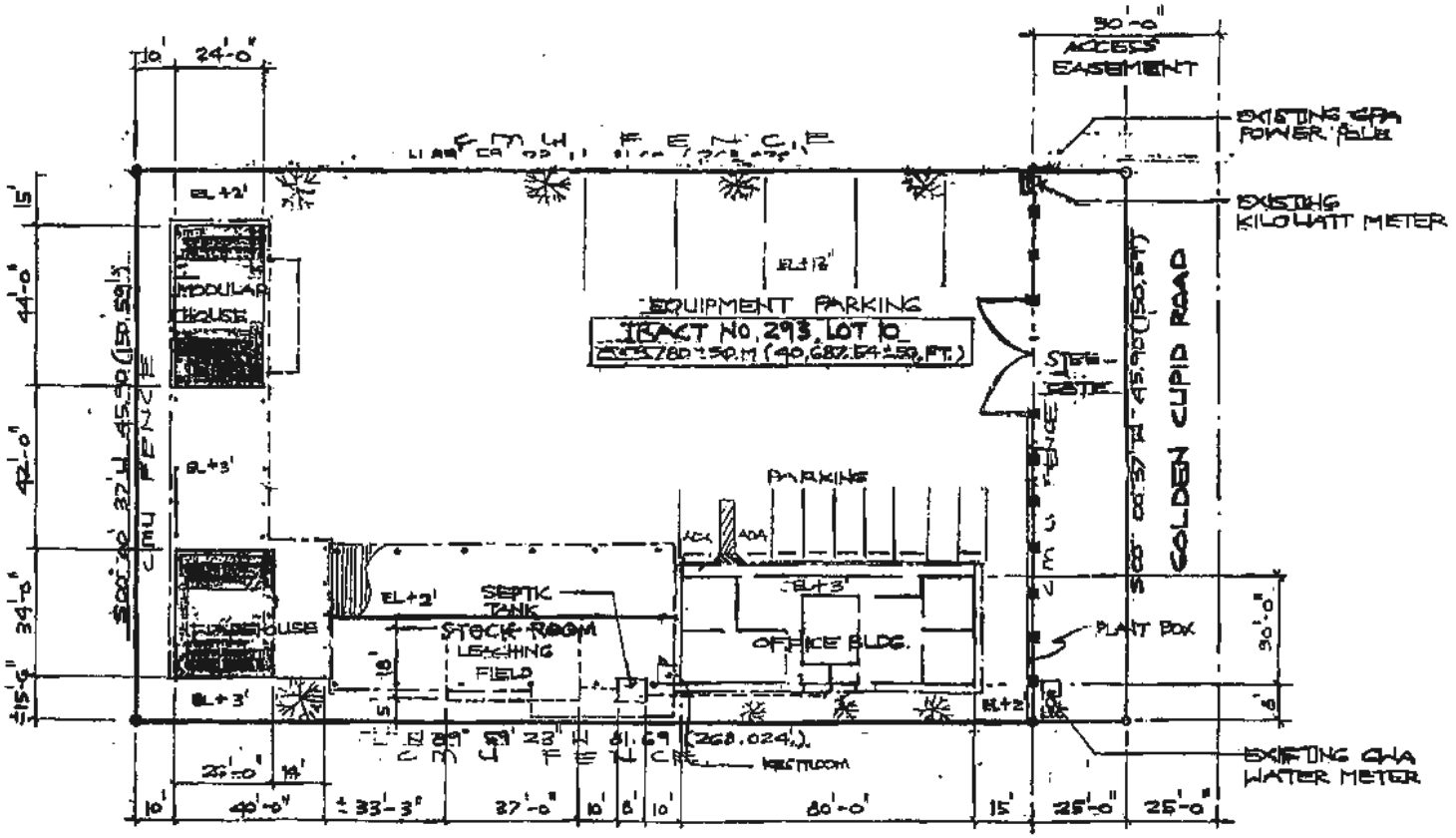




Doc. No. 34GL-18-2453.


BMS & SONS INC.
RED GATE
GOLDEN CUPID STREET
BUS STOP
TO BACK ROAD
2ND CORNER FENCE
CAMELLA LANE
GO STRAIGHT
LATTE HEIGHTS SUBD.
SUNROSE VILLA FENCE
SUBDIVISION
DAISY LANE
GO STRAIGHT
LATTE HEIGHTS MARKET
GARDENIA LANE
U P H I L L
PGD LAS PALMAS II
LAS PALMAS
BELLO ROAD
MACHECHE ROAD
MACHEHE MARKET
ATLAS MART
FINE MARKET
BANK OF GUAM
WINCHELL'S
KFC
DEDEDO MALL
TO YIGO MARINE DRIVE
DEDEDO

F: SITE PLAN



SITE DEVELOPMENT PLAN

SCALE: 1:200M

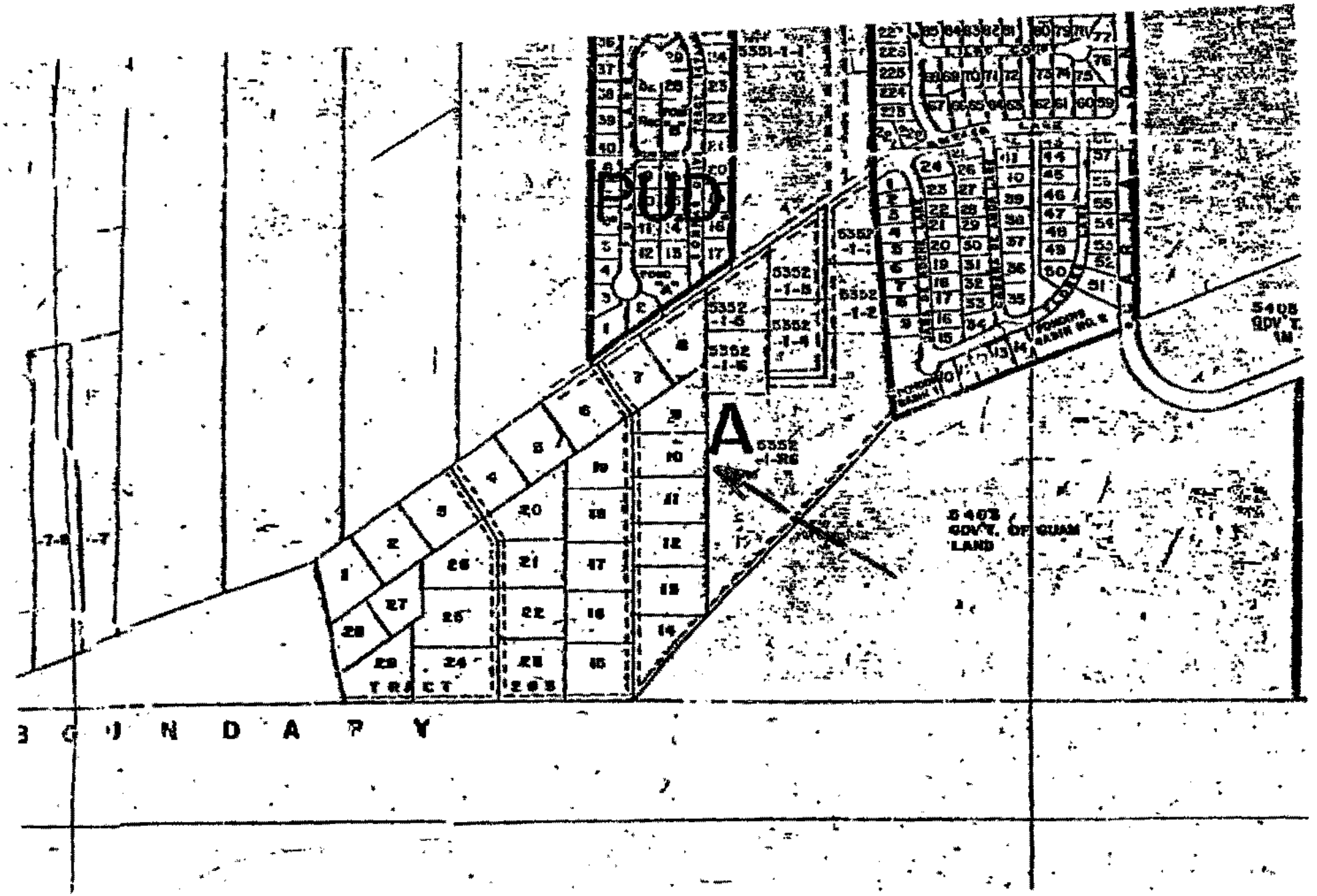
J M E & SONS, INC.
GENERAL CONTRACTOR

PROJECT:
TRACT NO. 293, LOT 10
OFFICE BUILDING

G: LOCATION /VICINITY MAPS

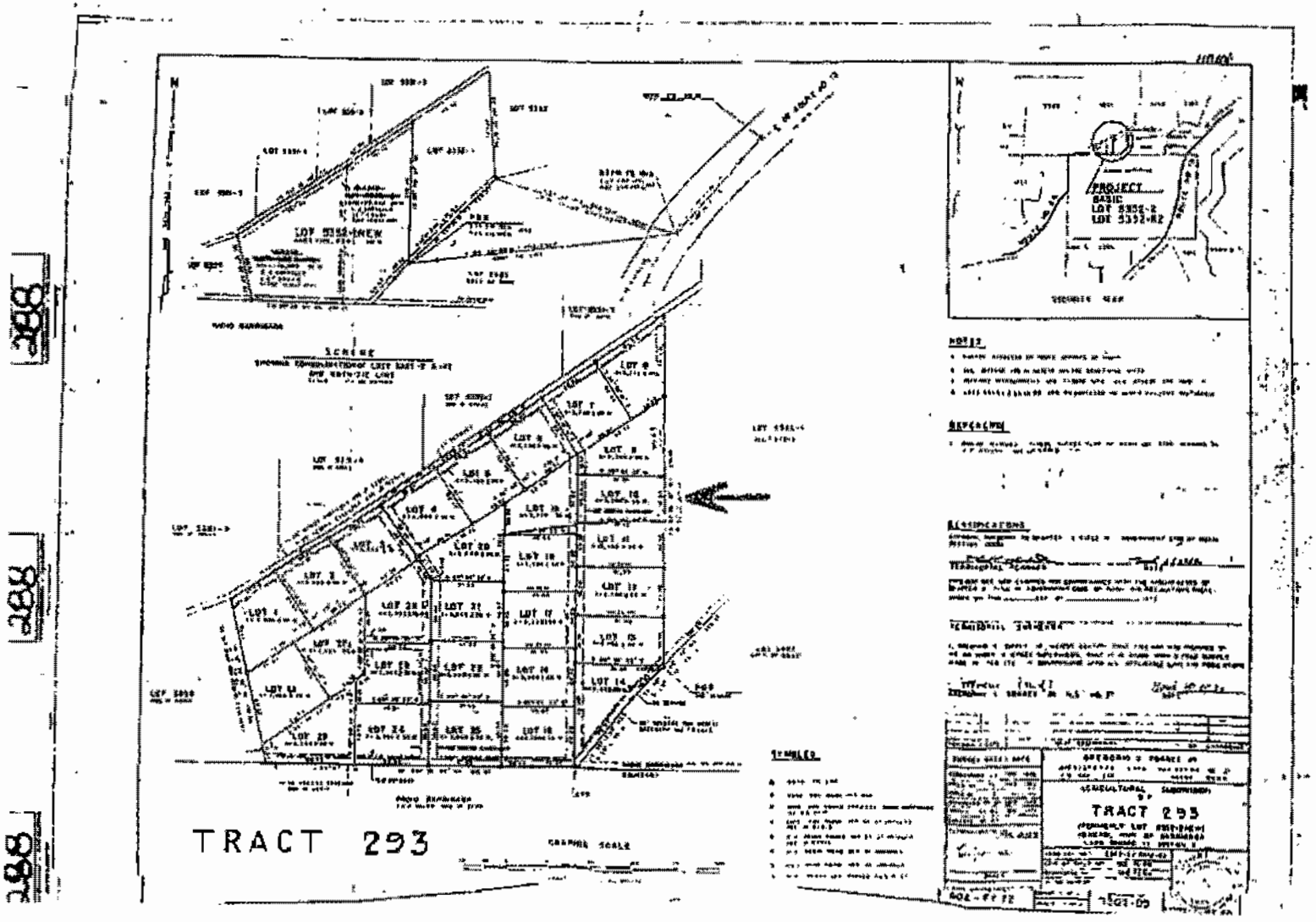


MANGILAO
CAMELA
GOLDEN CUPID
MIL FLORES
M04 T1447 B0 L32
M04 T1447 B0 L38
M04 T1446 B2 L12-R/W
M04 T1447 B0 L21
M04 T1447 B0 L18
M07 T1445 B1 L6
M04 T1447 B0 L15
M04 T1447 B0 L19
M07 T0 B0 L5351-1-1-1-2
M04 T1447 B0 L14
M07 T1446 B1 L7
M04 T0 B0 L5352-1-5-1-R/W
M04 T0 B0 L5352-1-3-3
M04 T0 B0 L5352-1-5-NEW-R3
M04 T0 B0 L5352-1-5-NEW-2
M04 T0 B0 L5352-1-5-NEW-3
M07 T1445 B0 L11-R/W
M07 T1446 B1 L8
M07 T1446 B1 L9
M07 T1446 B1 L10
M04 T293 B0 L7
M04 T293 B0 L6
M04 T293 B0 L6-R1
M04 T293 B0 L5-1
M04 T293 B0 L4-R1
M04 T0 B0 L5352-1-6-R1
M04 T0 B0 L5352-1-8-R/W
M04 T0 B0 L5352-1-10
M04 T0 B0 L5352-1-7-R/W
M04 T0 B0 L5352-1-7-3
M04 T293 B0 L11
M04 T293 B0 L18-R/W
M07 T0 B0 L5352-1-12
M04 T0 B0 L5352-1-9-R/W
M07 T0 B0 L5352-1-7-2
M04 T0 B0 L5352-1-R11-R/W
M04 T0 B0 L5352-1-R13-NEW-R4
M04 T0 B0 L5352-1-R13-NEW-1
M07 T0 B0 L5402-R5-NEW-13-NEW-5
M07 T0 B0 L5402-R5-NEW-13-NEW-3
M04 T0 B0 L5352-1-7-1
M04 T293 B0 L21
M07 T293 B0 L17-R/W
M07 T293 B0 L22-1-R/W
M04 T317 B0 L85
M07 T317 B0 L70
M04 T317 B0 L51
M07 T317 B0 L65
M07 T317 B0 L66
M04 T317 B0 L42
M04 T317 B0 L25
M04 T317 B0 L27
M04 T317 B0 L28
M04 T317 B0 L4
M04 T317 B0 L31
M07 T317 B0 L50
M04 T317 B0 L32
M07 T317 B0 L33



Doc. No. 34GL-18-2453.

H: OFFICIAL SURVEY MAP


TRACT 293
PROJECT
BASIC
LOT 5352-R
LOT 5352-R2
TRACT 293

Street Address:
590 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

Mailing Address:
P.O. Box 2950
Hagåtña, GU 96932

Website:
http://dlm.guam.gov

E-mail Address:
dlmdir@land.guam.gov

Telephone:
671-649-LAND (5263)

Facsimile:
671-649-5383

DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

October 18, 2018

MEMORANDUM

To: Chairman, Guam Land Use Commission

From: Guam Chief Planner

Subject: Staff Report - Application No. 2018-21

1. PURPOSE:

a. **Application Summary:** The applicant, TRI Inc. represented by FC Benavente, Planners is requesting approval of a Tentative Subdivision to create a subdivision consisting of Seventeen (17) Single Family residential lots on Lot 2303-R8NEW, Municipality of Mangilao.

b. **Legal Authority:** Title 21, GCA, Chapter 62, Article 2, Section 62201 thru 62204; Article 4, Section 62401; Article 5, Section 62501 thru 62504, Subdivision Law.

2. FACTS:

a. **Location:** The subject lot is located in Mangilao along the western side of the Old Price Road, approximately 500 feet from the southern junction of the Old Price Road and Route No. 10 and approximately 800 feet from the northern junction of the Old Price Road and Route No. 10.

b. **Lot Area:** 12,200± Square Meters or 131,319± Square Feet

c. **Present Zoning:** "R1" (Single Family Dwelling) Zone

d. **Field Description:** A vacant single-family concrete house is existing on the southern portion of the site with an abandoned house and a metal shipping container located on the northern portion of the site. The site was previously cleared with several grassy areas and is presently overgrown with various types of ground cover vegetation and vines, small bushes and dominant medium size tangantangan, coconut and fruit trees. The site's topography is from the west (front) to the east (rear) with elevation difference in most areas of up to twenty to twenty-five feet.

e. **Masterplan:** Residential

f. **Community Design Plan:** Urban Residential

g. **Previous Commission Action:** None

3. APPLICATION CHRONOLOGICAL FACTS:

a. **Date Application Accepted:** May 21, 2018

b. **Date Heard By ARC:** June 21, 2018

c. **Public Hearing Results:** Not Required

4. STAFF ANALYSIS:

The intent of this request is for the subdivision of Lot 2303-R8NEW into seventeen (17) single family residential lots ranging in size from 500 square meters to 748 square meters. The proposed subdivision further intends to create a 150 square meter lot to accommodate a ponding basin, and a forty (40) feet wide access and utility easement containing 2,520 square meters.

The applicant/developer proposes to retain and renovate an existing single-family structure on site (proposed Lot 13). Remaining lots will accommodate residential homes. In its efforts to address the health, safety and general welfare as may be related to the proposed development and the public in general, the applicant is directed to engage the various government entities to ensure mandatory requirements are adhered to.

Mandatory requirements shall include:

a. Development of a fully-improved 40-foot wide access and utility easement, appropriately designed to accommodate paved lanes, sidewalks, and planting/utility strips;

b. Executing adequate connection to public systems for sewer, water, power;

c. Installation of an approved storm water runoff drainage system; and

d. Provisions for installing fire hydrants and street lights.

The request also installation of a CMU perimeter fence for safety and privacy.

5. RECOMMENDATION:

Based on the submitted application and supporting information, the applicant's continuing efforts to work with the various government entities and the positive response from members of the ARC. We recommend **APPROVAL WITH CONDITIONS**, as follows:

a. The applicant, adhere to the ARC conditions and requirements as stipulated on their official Position Statement; and

b. All infrastructure improvement requirements must be installed throughout the proposed development site within the prescribed one-year pursuant to Title 21GCA, Ch. 62, §62504(a). The applicant may further elect to secure a bond pursuant to Title 21GCA, Ch. 62, §62504(b).

Marvin Q. Aguilar

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590 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

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Hagåtña, GU 96932

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671-649-5383

DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

October 15, 2018

Memorandum

To: Guam Land Use Commission (GLUC) Members

From: Chairman, Application Review Committee (ARC)

Subject: Summary of Positions Submitted by ARC

Re: Application No. 2018-21 (Tentative Subdivision)

Listed below is the compilation of Positions taken by the various ARC member agencies as submitted to Planning Division, Department of Land Management. The conditions as imposed by the ARC member agencies are listed when applicable.

DEPARTMENT OF LAND MANAGEMENT (DLM):
DLM recommends approval with the following conditions:

A. The applicant, adhere to the ARC conditions and requirements as stipulated on their official Position Statement and the permitting agencies requirements.

GUAM ECONOMIC DEVELOPMENT & COMMERCE AUTHORITY (GEDCA):
GEDCA has no objections.

GUAM POWER AUTHORITY (GPA):
Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendation Concerning GPA requirements:

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:

a. Coordinate overhead/underground power requirements with GPA Engineering for new structures;
b. Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electric Code;
c. Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements;
d. Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection;
e. Provide scheduling and magnitude of project power demand requirements for new loads;
f. All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials;
g. **GPA reserves its easement rights established under Document No. 480498.**

2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations;
3. A system impact assessment may be required to determine the effect of this development on GPA's existing power facilities;
4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments
GPA has no objection to the request subject to the conditions cited above.

DEPARTMENT OF PUBLIC WORKS (DPW):

The Department of Public Works (DPW) has completed its review of the subject application and has no objection to the request provided the following conditions are met:

a) storm drainage water disposal must be shown in detail in the final drawings to be supported with calculations;

b) must meet setback requirements of each lot;

c) access road (entrance/exit, sidewalk) must be in conformance to the Guam Highway Master Plan to be coordinated with DPW, Division of Highways (rights of way section);

d) if the owner chooses to use solid waste disposal or any private services, the location of the trash bin container should be situated in an area that will not hinder the public rights of way;
e) coordinate with DPW (bus operations) for the designated bus shelters;
f) street lights must be coordinated with the DPW, Division of Highways (traffic management control section).

NOTE:

Plan the project to fit the particular topography, soils, drainage patterns and natural vegetation of the site and must comply with all the geotechnical requirements needed.

DPW recommends approval, subject **to the** comments provided by the Application Review Committee (ARC) with conditions that for building permit requirements, a complete set of design drawings with all the engineering disciplines needed must be in conformance with the latest building code edition signed by a registered architect or engineer.

DEPARTMENT OF PARKS AND RECREATION (DPR):
DPR submits the following position statement;

We reviewed subject application submitted by FC Benavente, Planners, Authorized Representative, on behalf of the applicant and developer, TRI, Inc. The applicant is requesting approval to build a 17—residential lot Paradise Court Subdivision on the 3.05-acre subject lot, a portion of which fronts the Old Price Road in Mangilao.

We have no objection to the approval of the subject application. However, our archival research — indicates the likelihood that a Phase I archaeological investigation may be required of the area. A meeting with the project's authorized representative and the applicant will be scheduled to discuss the archaeological requirements as soon as possible. Moreover, the subject development must go through the proper DPW permitting process for reviews by our department and various agencies, and may be subject to additional development requirements. If you have any questions with regards to our position, please contact our office.

BUREAU OF STATISTICS AND PLANS (BSP):
The Bureau of Statistics and Plans (Bureau) has completed its review of the subject application and provides the following comments and conditions:

Land Use. The North and Central Guam Land Use Plan (NCGLUP) is approved as an element of the Guam Comprehensive Development Plan (GCDP). The subject property is identified as "Village Center" designation in the Future Land Use Map of the NCGLUP, as stated in Policy LU-1 (e) Village Center:

> *"The Village Center category is intended to provide flexibility for a compatible mix of residential, commercial, public facility, medical and other service uses, and open space uses at a scale and pattern that is consistent with traditional Chamorro villages and neighborhoods (similar to the urban neighborhoods proposed the Hagatna Redevelopment Masterplan). Uses may be mixed vertically, such as retail street level, with residential above, or horizontally, with a mixed of uses next to each other in separate buildings. The designation applies to the existing Dededo and Yigo villages, on a smaller scale to Mangilao and Barrigada, along with two new areas in the northern part of the Island. Flexibility is encouraged in this category, recognizing that the exact mix and configuration of uses must be responsive to community needs and history. Future implementation may include development standards to ensure preservation of existing historic structures. Development should occur in a manner that creates a central focal point and supports bicycle and pedestrian linkages to the surrounding areas."*

In order to meet the goals and objectives of the NCGLUP, the applicant shall be required to comply with the guidance to adhere to the concept of affordable development as proposed within the North and Central Guam Land Use Plan. Housing Policy H-9 States:

> *"Provide a requirement or incentives for inclusion of affordable housing in larger residential developments. For example, consider a requirement or incentives to provide at least 15% of housing units built at a price affordable to households earning 80% to 120% of local income adjusted for family size. Incentives could include density increases, flexibility in development standards or other measures."*

The Bureau finds that the proposed project is in line with the NCGLUP's Future Land Use Map designations.

Aquifer Protection. The Mangilao property lies on the boundary of the Northern Guam Lens Aquifer (NGLA). The NGLA is an essential resource for Guam and is the primary source of drinking water for eighty percent of the island's population. Moreover, the U.S. Environmental Protection Agency has designated the NGLA as Guam's sole source aquifer. Therefore, it is of paramount importance to prevent sources of contamination from entering Guam's water supply. The primary goal for protecting the aquifer is to safeguard human health and the environment by maintaining water quality for continued use.

The Bureau is concerned that the proposed construction of 17 single family homes will trigger adverse effects in the aquifer if measures are not in place to control erosion and sedimentation during and after construction of the project. Controlling sedimentation from construction sites is a priority with regards to stormwater controls and impacts to receiving water bodies within the project site. Moreover, the proposed project increases impervious surfaces in the form of roads, rooftops, driveways, sidewalks, and parking lots. These surfaces greatly increase runoff volume accelerating erosion and carry pollutants into the aquifer.

The Bureau requires that the applicant:

1. Implement best management practices (BMP) to manage stormwater runoff on site, prevent runoff from flooding surrounding neighbors, and avoid contaminating Guam's sole source aquifer in accordance with the CNMI and Guam Stormwater Management Manual.

   The Bureau requires the applicant to incorporate bio-retention features to the planter lane dividers and Cul-de-sac loops and modify the road slope plan so the islands serve as a feature to help management stormwater. Additional BMPs may be found in the manual in the Bureau's website www.bsp.guam.gov under the Guam Coastal Management Program.

2. Consult with Guam EPA for an aquifer protection review pursuant to the "Federal Safe Drinking Water Act," SS 1424 and Guam Safe Drinking Water Act, " 10 GCA Chapter 53.

3. Coordinate with the Guam Waterworks Authority (GWA) for water resource conservation and ensure the NGLA is protected through compliance with the "Water Pollution Control Act," 10 GCA Chapter 47; "Water Resources Conservation Act," 22 GCA Chapter 5; 10 GCA Chapter 46, as amended by P.L. 1797, and the Guam Water Resource Development & Operating Regulations.

Erosion Control. Controlling erosion and sediment flow from construction sites are a priority with regard to stormwater impacts to receiving water bodies within the project site, which includes the NGLA. The Bureau requires that TRI, Inc., prevent adverse impacts from construction site runoff by employing BMPs. These BMPs include the following but are not limited to:

1. Install perimeter sediment controls to retain or filter concentrated runoff from disturbed areas to trap or retain sediment before it leaves a construction site.
2. Minimize unnecessary clearing and grading to preserve existing natural areas.
3. Stabilize construction entrance and install necessary perimeter controls and diversions.
4. Disturbed areas shall be stabilized as soon as possible after construction.
5. Steep slopes shall be protected from erosion by limiting clearing of these areas.
6. Where feasible, schedule construction during the dry season.

The applicant must refer to the CNMI and Guam Stormwater Management Manual, October 2006, the Guam Erosion & Sediment Control Field Guide available at www.bsp.guam.gov or at the Guam Environmental Protection Agency (GEPA) for detailed construction stormwater treatment criteria and standards, bio-retention areas, and rain garden specifications.

Low Impact Development (LID) and Stormwater Management. This area has seen an increase in impervious surfaces throughout the years. Between the years 2005 and 2011, the impervious surface area increased by more than 5 (five) percent according to National Oceanic Atmospheric Administration's (NOAA) Coastal Change Analysis Program (C-CAP). A

As surface area increases so does the risk of flooding and degradation of water quality. The Bureau is concerned that additional impervious surfaces may exacerbate flooding in the area and surrounding neighbors if BMPs are not in place to manage runoff on the property.

The LID approach works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features while minimizing the use of impervious surfaces to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

Considering the growing concerns of flooding due to increased impervious surface, the applicant is required to implement LID practices such as permeable parking and walkways, grassed swales, island bio-retentions, and/or rain gardens into the landscape as a means to reduce runoff and control erosion from their property. An electronic file of the Island Stormwater Practice Design Specifications is available on the Bureau's website at www.bsp.guam.gov under the Guam Coastal Management Program.

Native Flora. Protection from invasive species is critical to preserving Guam's native plant and animal species. Therefore, the applicant is advised to avoid the use of invasive plants in their landscape plan. The use of native plants requires little to no fertilizer for growth. The Bureau encourages consultation with the Department of Agriculture's Division of Forestry and Soil Resources on using native plants and organic fertilizers to avoid additional contaminants from entering the aquifer. The applicant may also seek guidance from Guam EPA regarding their Pesticide Control Program.

Historic Preservation. The applicant must obtain concurrence from the Department of Parks and Recreation, Historic Preservation Division, that the proposed development does not affect historic properties,.

In conclusion, the Bureau **recommends Approval with conditions** and finds that construction activities and impervious surfaces from the proposed project can adversely affect Guam's sole source aquifer and surrounding neighbors if BMPs are not in place to manage stormwater runoff on site. Therefore, the Bureau advises the applicant, TRI, Inc., to comply with above listed conditions if this application is approved.

As government officials, it is our primary responsibility to ensure that the construction and operations of this proposed endeavor are in a manner designed to protect public health safety, and to promote the public welfare and convenience. We also encourage the applicant to protect Guam's natural resources and to ensure they are used in a sustainable manner. ***Si Yu'os Ma'ase'.***

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA):
Has not submitted Position Statement as of Staff Report date.

GUAM FIRE DEPARTMENT (GFD):
Has not submitted Position Statement as of Staff Report date.

DEPARTMENT OF AGRICULTURE (DoAg):
Has not submitted Position Statement as of Staff Report date.

DEPARTMENT OF CHAMORRO AFFAIRS (DoCA):
Has not submitted Position Statement as of Staff Report date.

DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES (DPH&SS):
Has not submitted Position Statement as of Staff Report date.

GUAM PUBLIC SCHOOL SYSTEM (GPSS):
Has not submitted Position Statement as of Staff Report date.

Marvin Q. Aguilar
Guam Chief Planner

Attachments: ARC Position statements
CC: Executive Secretary, GLUC

GUAM POWER AUTHORITY

ATURIDÅT ILEKTRESEDÅT GUAHAN
P.O.BOX 2977 • AGANA, GUAM U.S.A. 96932-2977

August 28, 2018

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
SEP 05 2018
CLTC/GALC/GLUC

MB 9/5

MEMORANDUM

To: Chairman, Guam Land Use Commission
Executive Secretary, Guam Land Use Commission

From: General Manager

Subject: Lots 2303-R8NEW, Municipality of Mangilao, (TRI, INC.); Tentative Subdivision Application to construct 17 single-family residential homes. **Application No. 2018-21**

Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendations Concerning GPA requirements:

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
   - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
   - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
   - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
   - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
   - Provide scheduling and magnitude of project power demand requirements for new loads.
   - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
   - **GPA reserves its easement rights established under Document No. 480498.**

2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.

3. A system impact assessment may be required to determine the effect of this development on GPA's existing power facilities.

4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments
GPA has no objection to the request subject to the conditions cited above.

JOHN M. BENAVENTE, P.E.

ASG/arp

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
Applicant: TRI, INC.
Location: Lot 2303-R8NEW, Mangilao
Type of Application: Tentative Subdivision
GLUC/GSPC Application No. 2018-21
Brief Project Description:
To construct 17 single-family residential homes.

For the purposes of this Certification, GOVERNMENT SERVICES, FACILITIES, and INFRASTRUCTURE include, but are not limited to: **power lines poles and facilities; water lines, pumps and facilities; sewer and liquid waste disposal; storm water disposal; solid waste disposal; telephone lines and facilities; schools; health facilities; police and fire fighting service and facilities; roads; traffic and street lights; parks and recreational activities.**

1. I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **AVAILABLE AND IN PLACE** to support this project:
   Yes ☒ No ☐

2. If the answer to #1 above is YES, then:
   I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **ADEQUATE** to support this project:
   Yes ☐ No ☒

3. If the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE currently in place are **NOT AVAILABLE** or they are **AVAILABLE, BUT NOT ADEQUATE,** itemize the services, facilities and infrastructure that are needed, the estimated cost thereof and whether funds are currently available and identified to develop such services, facilities and infrastructure:

Services, Facilities and Infrastructure Needed	Cost of Upgrades	Funds Available	Date Available	Funds Identified
Please see comments below				

I hereby certify that the foregoing is true and correct to the best of my knowledge.

JOHN M. BENAVENTE, P.E.
General Manager

9/3/18
Date

Comments:
Based on a preliminary inspection of the site, the electrical facilities may require upgrading to meet the demand of the proposed project. A system impact assessment may be required to determine the effect of this development on GPA's existing power distribution system. The applicant will be responsible for the cost of any required system upgrade.

ASG/arp

The Honorable
EDDIE BAZA CALVO
Governor

The Honorable
RAY S. TENORIO
Lieutenant Governor

public works
DIPATTAMENTON CHETCHO' PUBLEKO
GLENN LEON GUERRERO
Director
ANDREW S. LEON GUERRERO
Deputy Director

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
JUL 25 2018
CLTC/GALC/GLUC

MB 7/26

MEMORANDUM

TO: Director, Department of Land Management

FROM: Director

APPLICANT: Tri, Inc.

SUBJECT: Position Statement No. 2018-21
Tentative Subdivision, Zoned "R-1", Lot 2303-R8NEW
Municipality of Mangilao, Guam

Buenas yan Hafa Adai!

The proposed development will consist of 17 units, one story (3) bedroom, single detached homes, zoned "R-1" and will be known as Paradise Court subdivision. The on- site improvements consists of internal paved collector street with curbs, sidewalk, streetlights, fire hydrant, storm water collection, power, water cable and telephone services. The location of the ponding basin will be at the entrance/ exit area. The total land area is approximately 131,319.70 square ft. or 3.01 acres. The land is irregular in shape, as a result of consolidation of four (4) different lots in the Municipality of Mangilao.

The Department of Public Works, (DPW) has completed its review of the subject application and has no objection to the requests provided the following conditions are met:

- storm drainage water disposal must be shown in details in the final drawings and to be supported with calculations;
- must meet setback requirements of each lot;
- access road (entrance/exit, sidewalk) must be in conformance to the Guam Highway Master Plan to be coordinated with DPW, Division of Highways (rights of way section);
- if the owner chooses to use solid waste disposal or any private services, the location of the trash bin container should be situated in an area that will not hinder the public rights of way;
- coordinate with DPW (bus operations) for the designated bus shelters;
- street lights must be coordinated with the DPW, Division of Highways (traffic management control section).

NOTE:

Plan the project to fit the particular topography, soils, drainage patterns and natural vegetation of the site and must comply with all the geotechnical requirements needed.

DPW recommends approval, subject to the comments provided by the Application Review Committee (ARC) with conditions that for building permit requirements, a complete set of design drawings with all the engineering disciplines needed must be in conformance with the latest building code edition signed by a registered architect or engineer.

Should you have any questions, please contact Mr. Max C. Manzano, P.E., CIP- Chief Engineer @ (671) 486-3095 or Maryrose M. Wilson, Engineer III in the Division of Capital Improvement Projects (CIP) at 646-3224.

Dangkulu na Si Yu'os Ma'ase!

GLENN LEON GUERRERO

Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lieutenant Governor

BUREAU OF STATISTICS & PLANS
SAGAN PLANU SIHA YAN EMFOTMASION
Government of Guam
P.O. Box 2950 Hagåtña, Guam 96932
Tel: (671) 472-4201/3
Fax: (671) 477-1812

Carl V. Dominguez
Director
Manuel Q. Cruz
Deputy Director

OCT 0 1 2018

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
OCT 03 2018
CLTC/GALC/GLUC

MEMORANDUM

To: Chairman, Guam Land Use Planning

Via: Executive Secretary, Department of Land Management

From: Director, Bureau of Statistics and Plans

Subject: **APPLICATION NO. 2018-21**
LOCATION: 2303-R8NEW, Municipality of Mangilao
APPLICANT: TRI, Inc. c/o FC Benavente
PROPOSED USE: Tentative Subdivision for the Construction of 17 Single Family House Lots in a "R-1" Zone

Håfa Adai! The applicant, TRI, Inc., represented by FC Benavente, is requesting a tentative subdivision for the proposed construction of 17 single family dwellings on Lot 2303-R8NEW in a "R-1" One Family Dwelling Zone in the Municipality of Mangilao.

The subject lot is 12,200 square meters or 131,319 square feet. Lot 2303-R8NEW is located along Route 10 and Old Price Road. The adjacent surrounding properties include single family homes, apartment complexes, Wendy's Restaurant, First Church of God, L.P. Untalan Middle School, Hornet Sporting Goods, American Medical Clinic, laundromat, video, and convenience stores.

The Bureau of Statistics and Plans (Bureau) has completed its review of the subject application and provides the following comments and conditions:

Land Use. The North and Central Guam Land Use Plan (NCGLUP) is approved as an element of the Guam Comprehensive Development Plan (GCDP). The subject property is identified as "Village Center" designation in the Future Land Use Map of the NCGLUP, as stated in Policy LU-1 (e) Village Center:

> *"The Village Center category is intended to provide flexibility for a compatible mix of residential, commercial, public facility, medical and other service uses, and open space uses at a scale and pattern that is consistent with traditional Chamorro villages and*

neighborhoods (similar to the urban neighborhoods proposed the Hagatna Redevelopment Masterplan). Uses may be mixed vertically, such as retail street level, with residential above, or horizontally, with a mixed of uses next to each other in separate buildings. The designation applies to the existing Dededo and Yigo villages, on a smaller scale to Mangilao and Barrigada, along with two new areas in the northern part of the Island. Flexibility is encouraged in this category, recognizing that the exact mix and configuration of uses must be responsive to community needs and history. Future implementation may include development standards to ensure preservation of existing historic structures. Development should occur in a manner that creates a central focal point and supports bicycle and pedestrian linkages to the surrounding areas."

In order to meet the goals and objectives of the NCGLUP, the applicant shall be required to comply with the guidance to adhere to the concept of affordable development as proposed within the North and Central Guam Land Use Plan. Housing Policy H-9 States:

"Provide a requirement or incentives for inclusion of affordable housing in larger residential developments. For example, consider a requirement or incentives to provide at least 15% of housing units built at a price affordable to households earning 80% to 120% of local income adjusted for family size. Incentives could include density increases, flexibility in development standards or other measures."

The Bureau finds that the proposed project is in line with the NCGLUP's Future Land Use Map designations.

Aquifer Protection. The Mangilao property lies on the boundary of the Northern Guam Lens Aquifer (NGLA). The NGLA is an essential resource for Guam and is the primary source of drinking water for eighty percent of the island's population. Moreover, the U.S. Environmental Protection Agency has designated the NGLA as Guam's sole source aquifer. Therefore, it is of paramount importance to prevent sources of contamination from entering Guam's water supply. The primary goal for protecting the aquifer is to safeguard human health and the environment by maintaining water quality for continued use.

The Bureau is concerned that the proposed construction of 17 single family homes will trigger adverse effects in the aquifer if measures are not in place to control erosion and sedimentation during and after construction of the project. Controlling sedimentation from construction sites is a priority with regards to stormwater controls and impacts to receiving water bodies within the project site. Moreover, the proposed project increases impervious surfaces in the form of roads, rooftops, driveways, sidewalks, and parking lots. These surfaces greatly increase runoff volume accelerating erosion and carry pollutants into the aquifer.

The Bureau requires that the applicant:

1. Implement best management practices (BMP) to manage stormwater runoff on site, prevent runoff from flooding surrounding neighbors, and avoid contaminating Guam's sole source aquifer in accordance with the CNMI and Guam Stormwater Management Manual.

   The Bureau requires the applicant to incorporate bio-retention features to the planter lane dividers and Cul-de-sac loops and modify the road slope plan so the islands serve as a feature to help management stormwater. Additional BMPs may be found in the manual in the Bureau's website www.bsp.guam.gov under the Guam Coastal Management Program.

2. Consult with Guam EPA for an aquifer protection review pursuant to the "Federal Safe Drinking Water Act," SS 1424 and Guam Safe Drinking Water Act, " 10 GCA Chapter 53.

3. Coordinate with the Guam Waterworks Authority (GWA) for water resource conservation and ensure the NGLA is protected through compliance with the "Water Pollution Control Act," 10 GCA Chapter 47; "Water Resources Conservation Act," 22 GCA Chapter 5; 10 GCA Chapter 46, as amended by P.L. 17-97, and the Guam Water Resource Development & Operating Regulations.

Erosion Control. Controlling erosion and sediment flow from construction sites are a priority with regard to stormwater impacts to receiving water bodies within the project site, which includes the NGLA. The Bureau requires that TRI, Inc., prevent adverse impacts from construction site runoff by employing BMPs. These BMPs include the following but are not limited to:

1. Install perimeter sediment controls to retain or filter concentrated runoff from disturbed areas to trap or retain sediment before it leaves a construction site.
2. Minimize unnecessary clearing and grading to preserve existing natural areas.
3. Stabilize construction entrance and install necessary perimeter controls and diversions.
4. Disturbed areas shall be stabilized as soon as possible after construction.
5. Steep slopes shall be protected from erosion by limiting clearing of these areas.
6. Where feasible, schedule construction during the dry season.

The applicant must refer to the CNMI and Guam Stormwater Management Manual, October 2006, the Guam Erosion & Sediment Control Field Guide available at www.bsp.guam.gov or at the Guam Environmental Protection Agency (GEPA) for detailed construction stormwater treatment criteria and standards, bio-retention areas, and rain garden specifications.

Low Impact Development (LID) and Stormwater Management. This area has seen an increase in impervious surfaces throughout the years. Between the years 2005 and 2011, the impervious surface area increased by more than 5 (five) percent according to National Oceanic Atmospheric Administration's (NOAA) Coastal Change Analysis Program (C-CAP). A

As surface area increases so does the risk of flooding and degradation of water quality. The Bureau is concerned that additional impervious surfaces may exacerbate flooding in the area and surrounding neighbors if BMPs are not in place to manage runoff on the property.

The LID approach works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features while minimizing the use of impervious surfaces to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

Considering the growing concerns of flooding due to increased impervious surface, the applicant is required to implement LID practices such as permeable parking and walkways, grassed swales, island bio-retentions, and/or rain gardens into the landscape as a means to reduce runoff and control erosion from their property. An electronic file of the Island Stormwater Practice Design Specifications is available on the Bureau's website at www.bsp.guam.gov under the Guam Coastal Management Program.

Native Flora. Protection from invasive species is critical to preserving Guam's native plant and animal species. Therefore, the applicant is advised to avoid the use of invasive plants in their landscape plan. The use of native plants requires little to no fertilizer for growth. The Bureau encourages consultation with the Department of Agriculture's Division of Forestry and Soil Resources on using native plants and organic fertilizers to avoid additional contaminants from entering the aquifer. The applicant may also seek guidance from Guam EPA regarding their Pesticide Control Program.

Historic Preservation. The applicant must obtain concurrence from the Department of Parks and Recreation, Historic Preservation Division, that the proposed development does not affect historic properties.

In conclusion, the Bureau **recommends Approval with conditions** and finds that ✓ construction activities and impervious surfaces from the proposed project can adversely affect Guam's sole source aquifer and surrounding neighbors if BMPs are not in place to manage stormwater runoff on site. Therefore, the Bureau advises the applicant, TRI, Inc., to comply with above listed conditions if this application is approved.

As government officials, it is our primary responsibility to ensure that the construction and operations of this proposed endeavor are in a manner designed to protect public health,

safety, and to promote the public welfare and convenience. We also encourage the applicant to protect Guam's natural resources and to ensure they are used in a sustainable manner. ***Si Yu'os Ma'ase'.***

CARL V. DOMINGUEZ
Director

cc: **GEPA**
DPW
GWA
DPR
GPA

Application No:	2018 - 24
Type of Application:	Tentative Subdivision
Accepted Date:	May 21, 2018
Case Planner:	Frank Taitano

TENTATIVE SUBDIVISION APPLICATION

FOR

PARADISE COURT SUBDIVISION

A PROJECT OF TRI, INC.

LOT 2303-R8NEW
MANGILAO, GUAM

(ALONG OLD PRICE ROAD)

SUBMITTED BY:
FC BENAVENTE, PLANNERS
MARCH 2018

Doc. No. 34GL-18-2453.

PARADISE COURT SUBDIVISION

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Covenants, Conditions, & Restrictions	Pg 9
Property Map	Pg 10
Ownership Documents	Pg 11

FC BENAVENTE, PLANNERS

Planning, Zoning, Land Development Consulting, Permitting

127 Bejong Street, Barrigada, GU 96913
Tel: 671.988.7911 felouben@gmail.com

March 6, 2018

Mr. Mike Borja, Executive Secretary
Guam Land Use Commission
Department of Land Management
P.O. Box 2950
Hagatna, Guam 96932

Subject: Tentative Subdivision Application on Lot 2303-R8NEW, Mangilao, Guam.

Hafa Adai Mr. Borja,

On behalf of TRI, Inc., owner of the above subject property, I am please to submit 32 sets of this Tentative Subdivision Application for review and approval by the Guam Land Use Commission (GLUC). The applications seek GLUC approval to build Paradise Court Subdivision, a single family residential subdivision within an "R-1" Single family residential zone in Mangilao. There will be 17 residential lots, and 1 ponding basin lot.

The proposed development will consist of 17 one-story, 3-bedroom, single family detached homes, sited on approximately three acres of property in Mangilao. This development will be known as Paradise Court. A complete Paradise Court Subdivision Site Development Plan with Improvement Details are attached (Exhibit D), as well as CC&Rs (Exhibit E)..

Paradise Court will be developed with full improvements, including an internal paved collector street, along with curbs, sidewalks, streetlights, fire hydrants, storm water collection and storage, telephone and cable, etc. There are nine 3-bedroom residential house types, with all lots provided with CMU perimeter fences providing for safety and privacy. The street will have 13.5' wide travel lanes, with 2.0' planting and utility strips, and 4' sidewalks on both sides. A ponding basin will be located at the entrance/exit on Lot 18; and community subdivision signage, is provided at the entrance/exit as well.

Location. Lot 2303-R8NEW, other than one vacant SF building on the property, is presently a vacant lot (See Property Map – Exhibit E). The property is owned by TRI, Inc (See Ownership Document – Exhibit F). The property has a land area of 131,319.70 Square Feet (3.01 Acres) and is generally irregular in shape, as it is the result of a consolidation of 4 different lots.

Access. Access to Lot 2303-R8NEW is available at its entrance and exit at the Old Price Road in Mangilao. The Old Price Road connects with Route 10 at two locations. These Route 10 connection points are approximately 1,200 feet apart.

Doc. No. 34GL-18-2453.

Infrastructure. Water and waste water services will be provided by GWA along existing systems already in place. Electrical power will be provided by connection to the existing adjacent GPA systems in place. Land line telephone services will be provided by connection to the adjacent GTA or Cable systems in place. Solid waste disposal service will be provided by GSWA or a private collection company. Storm water will be directed for storage to a ponding basin located at Lot 18.

There are no threatened or endangered flora and fauna observed on site. An archaeological field assessment will be conducted as required by DPR-Guam Historic Preservation Office. Results of any findings will be presented with appropriate mitigation plans.

Additional information and details including infrastructure, soils, are included in the attached Environmental Impact Assessment Report (Exhibit A).

A Zoning Comparison Matrix

	Paradise Court in R-1 Zone (Proposed)	**Legally Allowed in "R-1" Zone**	**Existing Lot 2302-R8NEW**	**Needs Zone Variance**
Use = Single Family Residential Units (SFRU)	17 SFRU with full infrastructure improvements	1. Minimum lot size is 5,000sf @ w sewer 2. Gross density allowed is 26.26 RU @ 131,319.70 sf /5000 sf. 3. Proposed density=17 SFRU	A vacant single family house is on the property. It will be rehabbed and included in the total 17 unit subdivision program. This lot is otherwise vacant and undeveloped	No
Height/Storey for SFRU	17 Bldgs @ 1 Storey	Standard Height Limitation (SHL) is 30' Standard Storey Limitation (SSL) is 3	A vacant 1-story single family house is on the property. It will be rehabbed and included in the total 17-unit, 1-story bldg subdivision program.	No
Parking for SFRU	2 spaces minimum per SFRU is provided	1 space per residential unit	1 vacant building is presently on site	No
Setbacks for SFRU	SFRUs on Lots 1 thru 8 require setback variance	Front = 15 ft, Rear = 10 ft, Side = 8ft	One vacant building presently on site	Yes. Variance application filed separately.

Doc. No. 34GL-18-2453.

We look forward to working with The Department of Land Management and the other agencies tasked to review this application and our eventual presentation before the Guam Land Use Commission. Thank you for your consideration

Si Yu'os Ma'Ase

Felix C. Benavente, Principal
A Duly Authorized Representative

Exhibits:

A. Tentative Subdivision Application Form
B. Affidavit of Authorization
C. Environmental Impact Assessment
D. Subdivision Site Plan with Improvement Details
E. Covenants, Conditions, & Restrictions (CC&Rs)
F. Property Map
G. Ownership Documents

Doc. No. 34GL-18-2453.

Exhibit A. Tentative Subdivision Application Form

TENTATIVE SUBDIVISION

TO: **Executive Secretary, Guam land Use Commission**
c/o Land Planning Division, Department of Land Management
Government of Guam, P.O. Box 2950, Hagatna, Guam 96932

The undersigned owner(s)/lessee(s) of the following described property hereby requests consideration for a Tentative *Subdivision Approval.*

1. **Information on Applicant:**

Name of Applicant: TRI. Inc. U.S. Citizen: Yes [x] No [ ]

Mailing Address: 562 Harmon Loop Road, #200, Dededo, GU 96929

Telephone Nos: Business: (671) 635-3094 Cellular:

2. **Location, Description and Ownership:**

Subdivision Name: Paradise Court

New Lot Nos.: 2303-R8NEW Block: Tract:

Lot Area: Acres 3.01 Square Meters 12,200 Square Feet 131,319.70

Village: Mangilao Municipality: Mangilao

Registered Owner:

Certificate of Title No.: Recorded Document No.: 902824, 904574, 904575

3. **Current and Proposed Land Use:**

Current Use: Vacant and Undeveloped Zoned: "R-1"

Proposed Use: Single Family Detached Residential Subdivision Proposed Zone: "R-1"

Master Plan Designation: Residential

4. ***In accordance with Guam Code Annotated, 21GCA, Chapter 61, Section 62401,*** **thirty-two (32)** sets of Tentative Subdivision maps, subdivision improvement plans prepared by a registered engineer or surveyor and a statement of intent by subdivider shall be ubmitted to the Land Planning Division, Department of Land Management. All maps and plans shall be clearly and legibly drafted and to scale on 22" x 29" paper to include:

a. The tract number as issued by the Guam Chief Planner;
b. The name and address of the owner(s) of record, the subdivider and the person preparing the map;
c. Date, north arrow and scale;
d. A key map of locating the subdivision in relation to surrounding areas;
e. The exact length and bearing of the exterior boundaries of the subdivision which data shall be referenced to the ***"Guam Geodetic Triangulation Control Network"*** or such alternative system of triangulation control as the Territorial Surveyor may direct;

TENTATIVE SUBDIVISION

f. The accuate placement and outline of structures existing on the site;
g. The location and names and existing widths of adjacent street rights-of-way;
h. The location and dimensions of all know existing easements and reservation;
i. The location of existing utilities, sewers, drainage ditches and other drainage facilities location in or adjacent to the proposed subdivision;
j. An ***Environmental Impact Statement (EIA)*** in accordance with E.O. 90-10;
k. The lot numbers and boundary lines of all adjacent parcels of land;
l. The location, width and direction of flow of all water courses within the subdivision area;
m. Topography with contour intervals of two-feet (2') where the ground slope is five percent (5%) of less or contour intervals of five-feet (5') where the ground is more than five percent (5%);
n. The location and widths of all existing or proposed streets in the subdivision;
o. The approximate lot layout and approximate lot dimensions of each lot; and,
p. Areas intended for public use.

5. **The subdivider shall** include a summary of the proposed improvements to be made in the subdivision, the existing zone district applicable to the property, proposed lot uses and, in the absence of zoning, the proposed setback requirement for individual lots.

6. **Improvement plans shall include:**
   a. Street construction plans including, but not limited to grading, street centerline gradients and typical road cross-sections, specifying material and depths;
   b. Water, sewer, pipe size, routing, gradients, pressure regulation and point of origin; and,
   c. Drainage plan in full detail showing the methods and facilities for collection and disposal of stormwaters to include capacity of channel to accept additional water.

7. **The subdivider may be required** to submit construction drawings or subdivision work to permit detailed analysis of construction in conformity to Law and Rules and Regulations of the Commission and to facilitate improvement inspections improvements inspections.

8. Additional information required by the Guam Chief Planner: **In addition to providing the required number of hard copies (32 sets) of the application, please provide nine (9) copies of the application in electronic format (i.e., in CD format, etc.).**

9. **Filing Fee:** Ten Dollars ($10.00) plus One Dollar ($1.00) per lot; in accordance with the ***Guam Code Annotated, 21 GCA, Chapter 62, Section 62202.***

10. In an effort to provide a more effective means by which the municipality's concerns are heard and accommodated to the land according to the land and regulations of real property uses, this land use application must be assessed for the need to the empanelment of a Hybrid Commission pursuant to **P.L. 33-219.** A Hybrid Commission will be empaneled if this application represents a development cost of **more than three million dollars ($3,000,000.00)**, exclusive of the cost of the real property as described in this application.

WILL THIS PROJECT COST MORE THAN $3,000,000.00? ⊗ **YES** ○ **NO**

Please sign attesting to your answer ⇨ _____

(See attachment fo more information on Public Laws 33-209 and 33-219, as they affect the process of assessment of this application)

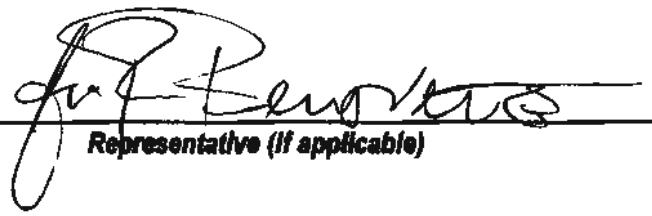
TENTATIVE SUBDIVISION

11. **Required Signatures:** All legal owners/lessees of designated parcels shall sign this form with name(s) typed or handwritten, signed and dated:

"I hereby certify that all information contained in this application and its supplements are true and correct. I also understand that any misrepresentation in this application shall be void the entire submission. Further, that thirty-two (32) sets of the above listed required information is provided."

_____ Date: _____

Owner(s) or Lessee(s)



Representative (if applicable) Date: 3/6/2018

THIS FORM SHALL NOT BE MAILED. APPLICANT AND/OR REPRESENTATIVE SHALL SUBMIT IN PERSON, BY APPOINTMENT ONLY, TO THE LAND PLANNING DIVISION, DEPARTMENT OF LAND MANAGEMENT

FOR OFFICIAL USE ONLY

Date Accepted: _____ Accepted by: _____

Filing Fee(s): Paid: ($ _____ plus $ _____ per lot): Yes No

Receipt No.: _____ Application No.: _____

Exhibit B. Affidavit of Authorization

AFFIDAVIT OF AUTHORIZATION

I, Richard J. Untalan, of legal age, and as President of TRI, INC, owner of Lot No. 2303-R8NEW, Municipality of Mangilao, Guam, through this instrument hereby depose and say the following:

1) That FC BENAVENTE, PLANNERS, (Consultant) is hereby authorized to request the Guam Land Use Commission to review and consider this request for approval of a Tentative Subdivision and Zone Variance Application at the above mentioned location; and

2) That our authorized Consultant and his agents may conduct themselves accordingly to arbitrate, negotiate, commit, revoke, represent, mitigate and abate the proposed project through all reviewing instrumentalities involved in the Tentative Subdivision and Zone Variance Application process.

In TESTIMONY THEREOF, I hereunto affix my signature to this deposition.

Richard J. Untalan, President
TRI, INC
562 Harmon Loop Road
#200, Dededo, Guam 96929

ACKNOWLEDGEMENT

GUAM)
)ss.
City of Hagatna)

On this 27th day of March, 2018, before me personally appeared Richard J. Untalan, known to me as the person whose name is subscribed to this instrument and who acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I hereby lay my hand and affix my official seal on the day, month, and year aforementioned above.

FRANCES M. HERRING
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: MAY 16, 2020
238 Tun Jesus Crisostomo Road Tamuning, Guam 96913

Notary Public

Doc. No. 34GL-18-2453.

Exhibit C. Environmental Impact Assessment

Paradise Court Subdivision

Lot 2303-R8NEW
Mangilao, Guam

Tentative Subdivision Application

Short Form EIA

February, 2018

Prepared By: FC Benavente, Planners

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA)
ENVIRONMENTAL IMPACT ASSESSMENT (SHORT FORM)

October 1999

GEPA has developed this EIA form for use by developers proposing projects or land use activities, which may pose only insignificant environmental impacts. This form is provided as an alternative to the EIA standard format provided to satisfy the requirements of Executive Order 96-26. If potential environmental impacts and issues are assessed or determined to be significant either by the applicant or GEPA, a more detail EIA may be required including a thorough presentation and discussion of alternatives as required by the *Guidelines for the Preparation of Environmental Impact Assessments and Statements* (GEPA October 1999).

This EIA format constitutes the minimum necessary assessment and disclosure of potential impacts for a project. This form may also be used as a preliminary scoping guide or checklist in consultation with the Agency.

Case No: **GLUC 2018 -** _____

Project Title: Tentative Subdivision Approval Application, to create 17 single-family house lots with SF detached residential homes.

1. Name, address and business telephone of applicant: _____
TRI, INC., 562 Harmon Loop Road, #200, Dededo, Guam 96929, _____
Tel: (671) 635-3094/5

2. Name, title and telephone number of representative: _____
Felix C. Benavente, Principal, FC Benavente, Planners (671) 988-7911

3. Name, title and telephone number of EIA document preparer: _____
Felix C. Benavente, Principal, FC Benavente, Planners (671) 988-7911

4. Location of the proposed project: (include tract, block, lot, municipality and a location map) The 3.01 acre project site - Lot 2303-R8NEW, is located in the Municipality of Mangilao, along the southern portion of the Old Price Road. The Old Price Road connects to Route 10 at both terminus points. The project site is located approximately 1,000 feet from the Route 10 - Route 15 intersection.

5. Describe the general nature or type of proposed project: Development of of 17 single familyhouse lots, (and 1 ponding basin lot) with full improvements of water, power, sewer, storm drainage, curbs, sidewalks, gutters, streetlights.

Doc. No. 34GL-18-2453.

6. Are the following critical environmental factors affected by the proposed project? If yes, describe the impact and state why it would not be significant. If not affected, provide reasons why. If more space is required refer to and attach additional sheets.

a. Ground water recharge area: Yes. The property, located in the Municipality of Mangilao, is acknowledged to be within the boundary of the Northern Guam Water Lens area, which encompasses the northern half of the entire island. This Tentative Subdivision Approval application is not expected to significantly impact the water recharge area. Storm water management will be provided through a system of water catchments, and ponding basin. Details of the system will be provided during the construction and permitting process.

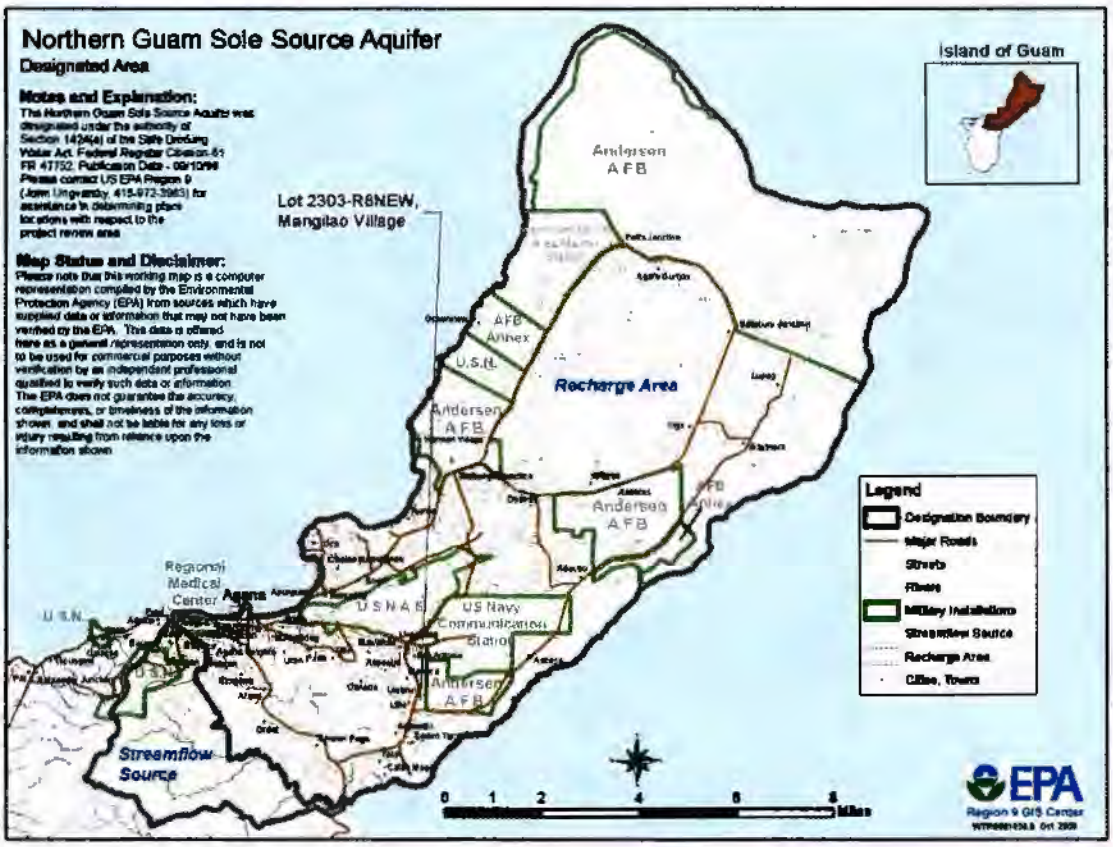


Figure 1. Northern Water Lens Maps Showing Location of Project Site.

b. Watersheds: Yes. Although located within a watershed area, as all property on Guam located within the Northern Aquifer, the impact of the Tentative Subdivision Approval application is not expected to be significant .

c. Wellhead protection zone: Unknown. There are many wells operated by GWA in this region of northern Guam. However, the project site is not known to be within a wellhead protection zone.

d. Streams, lakes or ponds: No. The project site is not located near streams, lakes, or ponds.

e. Marine waters: No. The property is not located near marine waters.

f. Reef flats: No. The property is not located anywhere near reef flats.

g. Pristine forest: No. The property is not, nor is it within a pristine forest. An inventory of flora and fauna identified on the subject property is included in Appendix A and Appendix B of a Biological Survey conducted by ARC Environmental Services based on field surveys conducted in February 2018 (Exhibit B).

h. Critical habitat area: No. The property is not known to be located within or near a critical habitat area. An inventory of flora and fauna identified on the subject property is included in Appendix A and Appendix B of a Biological Survey conducted by ARC Environmental Services based on field surveys conducted in February 2018 (Exhibit B).

i. Wetlands: No.The property is not located within or near a wetland area.

j. Flood hazard area: No. The property is not located within or near a flood hazard area.

k. Archaeological feature(s) or historical sites: Unknown. However appropriate mitigation, in accordance with requirements of the DPR-SHPO will be followed should cultural resources be encountered on site.

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7. Will the project result in any of the following environmental or infrastructure impacts.

a. Production of toxic or hazardous waste: ___
No. Any category of waste normally produced by the activity will be disposed in accordance with permit requirements and with local and federal laws, rules, and regulations.

b. Dislocation of existing businesses, residents or public areas: ___
No. The site is vacant and unoccupied. The property includes an abandoned home and an unoccupied residence, in addition to a steel shipping container which may have been used as a residence. There will be no no relocation of residents, as there are no residents living on the property.

c. Production of air contaminants (temporary or permanent): ___
No. However, fugitive dust may be temporarily produced during construction and operations on the project site. Ownership will comply with Guam EPA air contaminant control mitigation requirements.

8. Will the project require an increase in the requirements for any of the following public service (provide estimated quantities or volumes)? If answering yes to any of these items you must describe how the impact affects current infrastructure capacity. In addition, if the applicant/ developer propose contributions or mitigation to offset impacts, describe the contribution or mitigation.

a. Drinking water:

No. The future project is expected to connect to the existing and very adequate GWA public water systems in place along the Old Price Road.

The homes will hook up to 6" diameter service lines constructed to connect to the closest main Guam Waterworks Authority water line. Please see preliminary engineering analysis (See Attached Exhibit A) for potable water demand prepared by Ernie Baldeviso, P.E. The projected daily demand will not significantly affect the island's potable water system.

b. Sewage disposal (public system):

Doc. No. 34GL-18-2453.

No. The project is expected to connect to the existing GWA public sewerage system already in place along the Old Price Road.

Please see preliminary engineering analysis (See Attached Exhibit A) for wastewater generation prepared by Ernie Baldeviso, P.E. The projected daily wastewater generation will not significantly affect the island wide wastewater system.

c. Vehicle traffic:

No. At its closest point, the project site is located approximately 1,000 feet from Route 10/Route 15 intertsection. There is one internal collector street running the full length of the site. This street will distribute internal traffic to the Old Price Road. The Old Price Road connects to Route 10 at two locations. This is the most likely path taken by the residents of the subdivision on a daily basis to and from work and other destinations. Residential traffic generated for to and from work, social activities, and shopping traffic patterns are anticipated to have minimal impact on Route 10 traffic.
The proposed single family detached residential development will generate an estimated 13.09 vehicle trips at AM Peak; and 17.34 vehicle trips at PM Peak (Table 3). This is an estimate of the amount of traffic that will flow in and out of the proposed development at peak periods. This estimate is derived by using a published standard trip generation rate multiplied by the proposed number of single family detached residential units (See Table 1).

TABLE 1

FC Benavente, Planners

Preliminary Traffic Generation Analysis

Project: Paradise Court – Lot 2303-R8NEW, Mangilao, Guam Date: January 15, 2018

Use	Number of Units	Unit Type	Trip Rate Per Unit–AM Peak 0.77			Trip Rate Per Unit–PM Peak 1.02		
				Average			Average	
Residential	17	Single Family Detached		13.09			17.34	

Note: Trip Generation Rate for Single Family Detached was obtained from **ITE Trip Generation**, 7th Edition 2003.

9. Will clearing and/or grading be required (include the number of acres and a general description of site soil and slope conditions):

Yes. The soil on the 3.01acre (131,319.70 SF) project site is classified as *"Pulantat Kagman-Chacha: Shallow, deep, and very deep, somewhat poorly drained and well drained, nearly level to strongly sloping soils; on plateaus and hills." (See Figure 2)*
Topography across the site is gently undulating with a net increase in elevation from west to east of approximately 25 feet. During the

Doc. No. 34GL-18-2453.

12. Does the project require permitting; land resources, financial and or other assistance from the federal government (please provide type of permit, issuing agency, application dates, and contact person)?

No.

13. Does the project include any special or unique features that are not covered above?

No.

If preliminary construction drawing, site plans, or related documents are available please provide such as attachments. For more information and assistance you may call GEPA Environmental Planning & Review Division at 475-1662/3.

DECLARATION BY APPLICANT

Based on this assessment, it is reasonable to expect that this project will not result in significant adverse environment impacts. I/we hereby declare a "finding of no significant impact".

(See Affidavit of Authorization) — January 15, 2018

Applicant (Signature) — Date

FC Benavente, Planners, Applicant's Representative

Providing false or misleading information in this assessment may constitute grounds for permit and EIA suspension or disapproval until such time as the applicant or document preparer makes all appropriate amendments or corrections as required by Guam EPA. Statements made in this form are binding for the purpose of environmental protection and the preparer and/or applicant is responsible for the timely implementation of protection and mitigation measures identified. Failure to fulfill stated avoidance, minimization or mitigation measures may also constitute grounds for Agency enforcement actions to the full extent of all applicable environmental regulations and statues.

GEPA-EPR001 (12/12/96)

Attached: EIA Exhibit A – Engineering Analysis data prepared by Ernie V. Baldeviso, P.E.
EIA Exhibit B – Biological Survey. Prepared by ARC Environmental Services.

Doc. No. 34GL-18-2453.

EIA Exhibit A. **Engineering Water and Wastewater Analysis**

Project: Paradise Court Subdivision
Locaiton: Old Price Road, Mangilao
Developer: **Tri, Inc.**

DESIGN CRITERIA

WATER LINES:

FHD PIPE FLOW =	500	GPM =	0.72	MGD
DOMESTIC WATER DEMAND=	200	GPCD =		
AVERAGE NO OF PERSONS PER UNIT=	3.8			
DEMAND PER LOT W/ 3BR HOUSE =	0.00076	MGD		
	0.00141	CFS		

SEWER LINES:

Total Number of Dwelling Units, U=	17	Units
Population per Dwelling Unit, Pn=	3.8	
Daily wastewater generation=	70	GPCD
Peak Load Factor =	1.2	
Max. Flow=	5426.4	GPD
	0.005	MGD
	0.009	cfs

Q=	VA		H=	16.500	FT
V=	Q/A		L=	518	LF
D=	0.667	FT			
A=	0.349	SF			
V=	0.026	fps			

WATER USES ON EACH STREET:

Street No	Building Description		Without Fire Demand		With Fire Demand	
			MGD	ft^3/sec	MGD	ft^3/sec
1	0	Hses	0	0	0.000	0.000
2	5	Hses	0.007	0.013	0.007	0.013
3	0	Hses+ FHD	0	0	0.720	1.338
4	8	Hses	0.011	0.020	0.011	0.020
5	4	Hses	0.006	0.011	0.006	0.011
TOTALS	17		0.024	0.044	0.068	1.382

TOTAL WITHOUT FIRE DEMAND =	0.044	cfs
INFLOW=	0.745	MGD
	1.384	cfs
REMAINING FLOW=	1.340	cfs
C=	130	
PVC PIPE 6"xSched 80, I.D.=	6	in.
L=	518	Ft

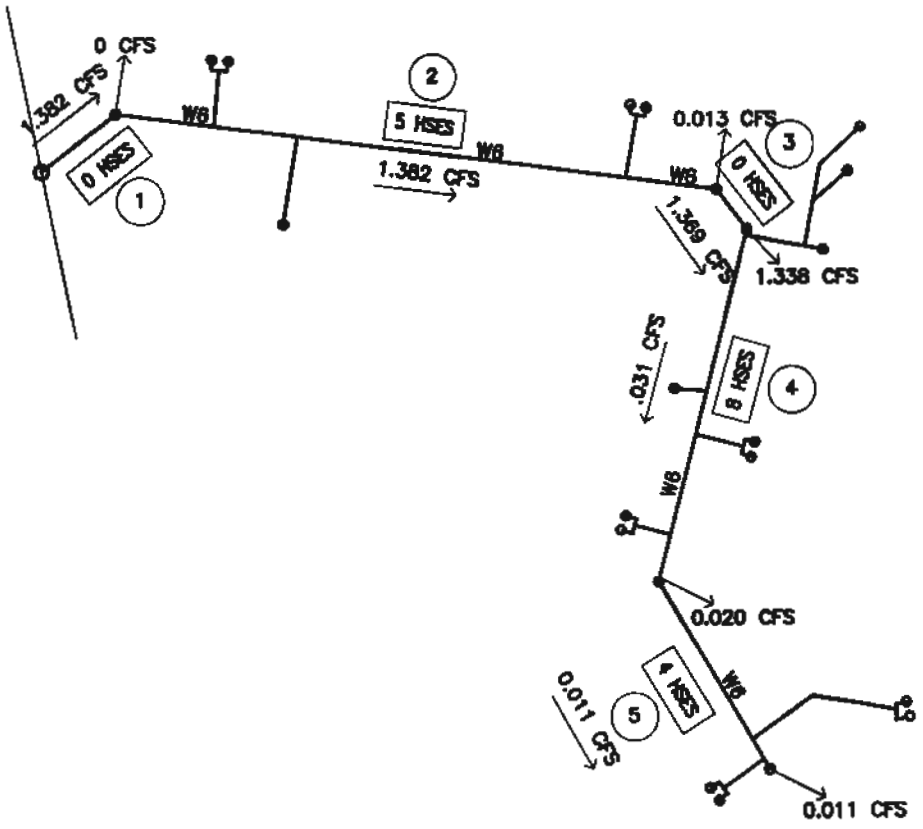
WATER LINES PIPE SIZING WITH FIRE DEMAND

PIPE NUMBER	FLOW (cfs)	MAX. VEL. (fps)	AREA (sf)	DIAMETER (ft)	DIAMETER (in.)	ACTUAL D (in)
1	1.382	7.5	0.184	0.484	5.808	6
2	1.382	7.5	0.184	0.484	5.808	6
3	1.369	7.5	0.183	0.483	5.796	6
4	0.031	7.5	0.004	0.071	0.852	6
5	0.011	7.5	0.001	0.036	0.432	6

WATER LINE HEADLOSS CALCULATION WITH FIRE DEMAND

PIPE NUMBER	FLOW (cfs)	DIAMETER, D (in)	LENGTH, (ft.)	HEADLOSS* (ft)
1	1.382	6	36.420	1.121
2	1.382	6	236.100	7.265
3	1.369	6	19.700	0.596
4	0.031	6	141.430	0.004
5	0.011	6	84.320	0.0003
			517.970	8.986

*NOTE:
HEADLOSS CALCULATED USING HAZEN-WILLIAM FORMULA



FLOW WITH FIRE DEMAND

EIA Exhibit B. **Biological Survey**

Doc. No. 34GL-18-2453.

BIOLOGICAL SURVEY

Lot No. 2303-R8NEW
Barrigada, Guam



ARC ENVIRONMENTAL SERVICES

February 2018

Doc. No. 34GL-18-2453.

1.0 INTRODUCTION

The purpose of this survey is to identify flora and fauna resources, with emphasis on threatened or endangered species, within Lot No. 2303-R8NEW in Barrigada. This report will provide the Guam Department of Agriculture with information about flora and fauna resources, particularly any protected species, currently present on site.

2.0 PROJECT DESCRIPTION

2.1 Location

Lot 2303-R8NEW comprises approximately 3 acres of previously developed land located off Old Price Road in Barrigada. Figure 1 is a location and vicinity map for the subject site and surrounding area. Figure 2 shows the approximate limits of this survey superimposed on a property map.

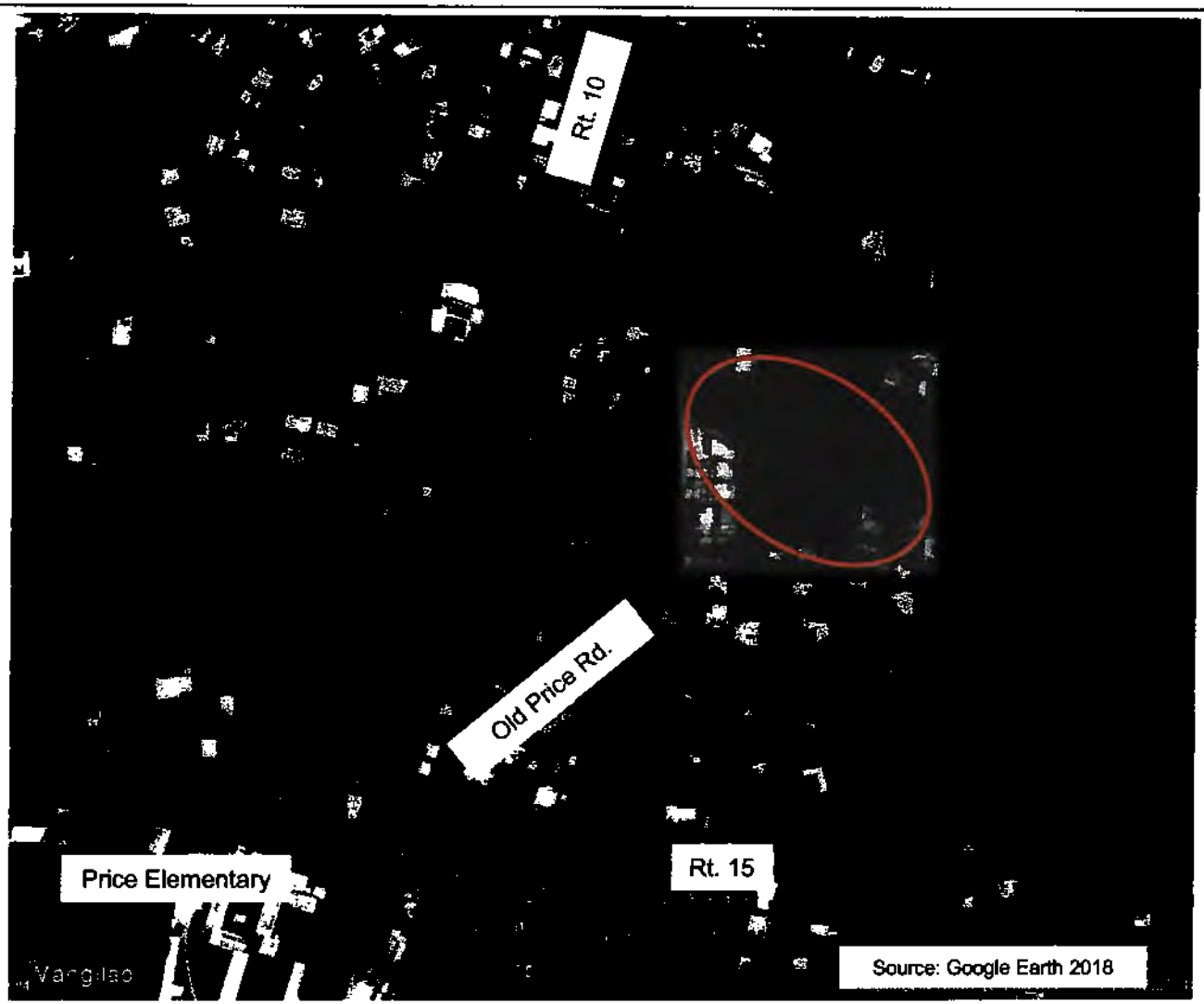
2.2 Existing Conditions

The subject property includes an abandoned home and an unoccupied residence. There is also a steel shipping container that may have served as a dwelling that is present in the property interior. The property appears to have been use for farming or cattle grazing in the past. Residential development surrounds the subject property. Photographs of current site conditions are found in Appendix A.

2.3 Survey Method

Flora and fauna field survey activities were conducted across 3 days in the first week of February 2018. A combination of meandering pedestrian transects and stationary observation points (avian and reptile surveys) were used. Generally, field activities were conducted in the morning.





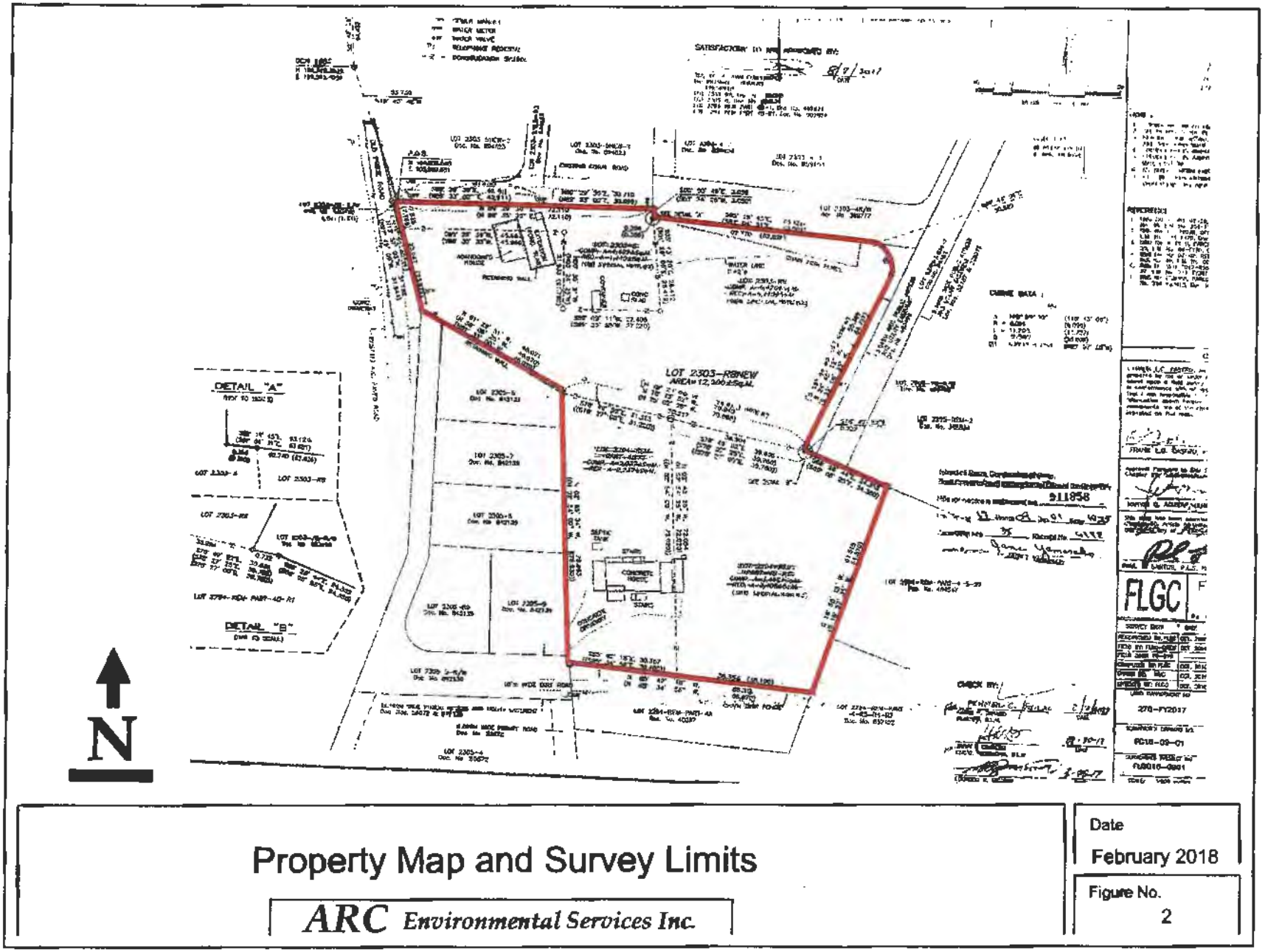
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Project Location and Vicinity

ARC Environmental Services Inc.

Date
February 2018

Figure No.
1



Property Map and Survey Limits

ARC Environmental Services Inc.

Date
February 2018

Figure No.
2

construction phase, all storm water will be retained and controlled on site using temporary silt control basins.
An Environmental Protection Plan including the Erosion Control Plan will be prepared and submitted along with the clearing and grading permit applications.

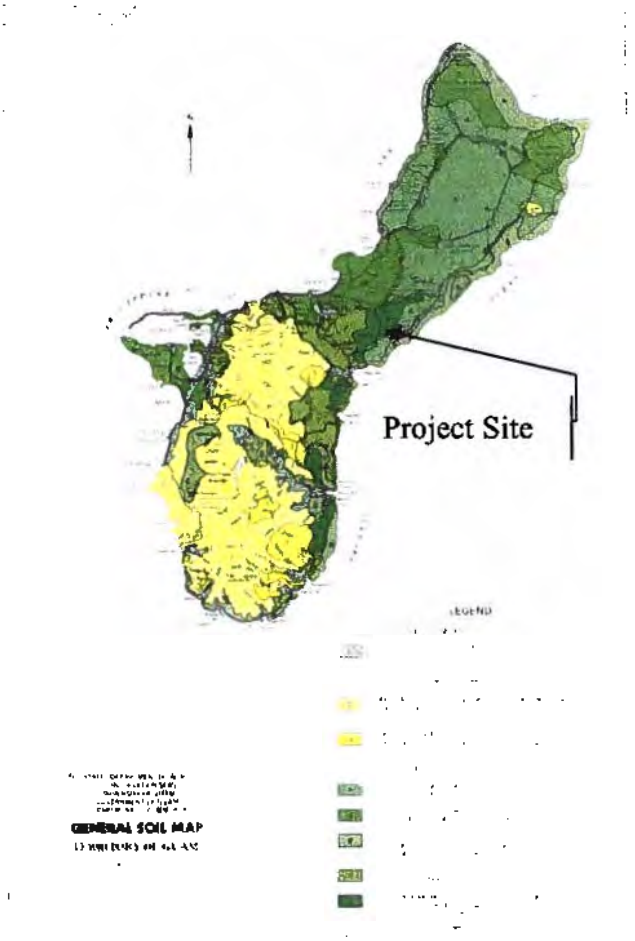


Figure 2. General Soil Map. Guam, USDOA-Soil Conservation Service, 1985.

10. Will the project utilize an individual waste water disposal system such as Septic tank/leaching field system, secondary package treatment system...etc.?)

    No.

11. Will the project include the use of above or below ground storage tanks for fuel or water?

    No.

3.0 NATURAL ENVIRONMENT

3.1 Topography and Soils

Topography across the site is gently undulating with a net increase in elevation from west to east of approximately 25 feet. Current conditions are shown on Figure 3 using a Google Earth image as a backdrop.

The Soil Survey of Territory of Guam indicates site soils as Unit 39 Pulantat-Kagman clays, 0 to 7 percent slopes. These soils are situated on limestone with undulating relief and are well drained. Vegetation across this unit is (where not in cultivation) primarily tangantangan forest and grasses (Young 1988).

3.2 Flora

The subject property is in a residential setting and has been the location of at least 2 homes in the past. As a result, plant growth on the site appears to be in advanced succession following what may have previously been yards, gardening areas and perhaps pasture. The landscape is dominated by grassy openings with *Panicum maximum*, elephant grass *(Pennisetum purpureum)*, bluegrass *(Dichanthium bladhii)* and wildcane *(Saccharum spontaneum)* as dominants. Vines are found in many locations and in some they are almost entirely covering trees. Chain-of-Love *(Antigonon leptopus)* was recorded as the most dominant vine as shown in photos in Appendix A. The highly invasive devil's ivy *(Epipremnum aureum)*, was also present during field surveys.

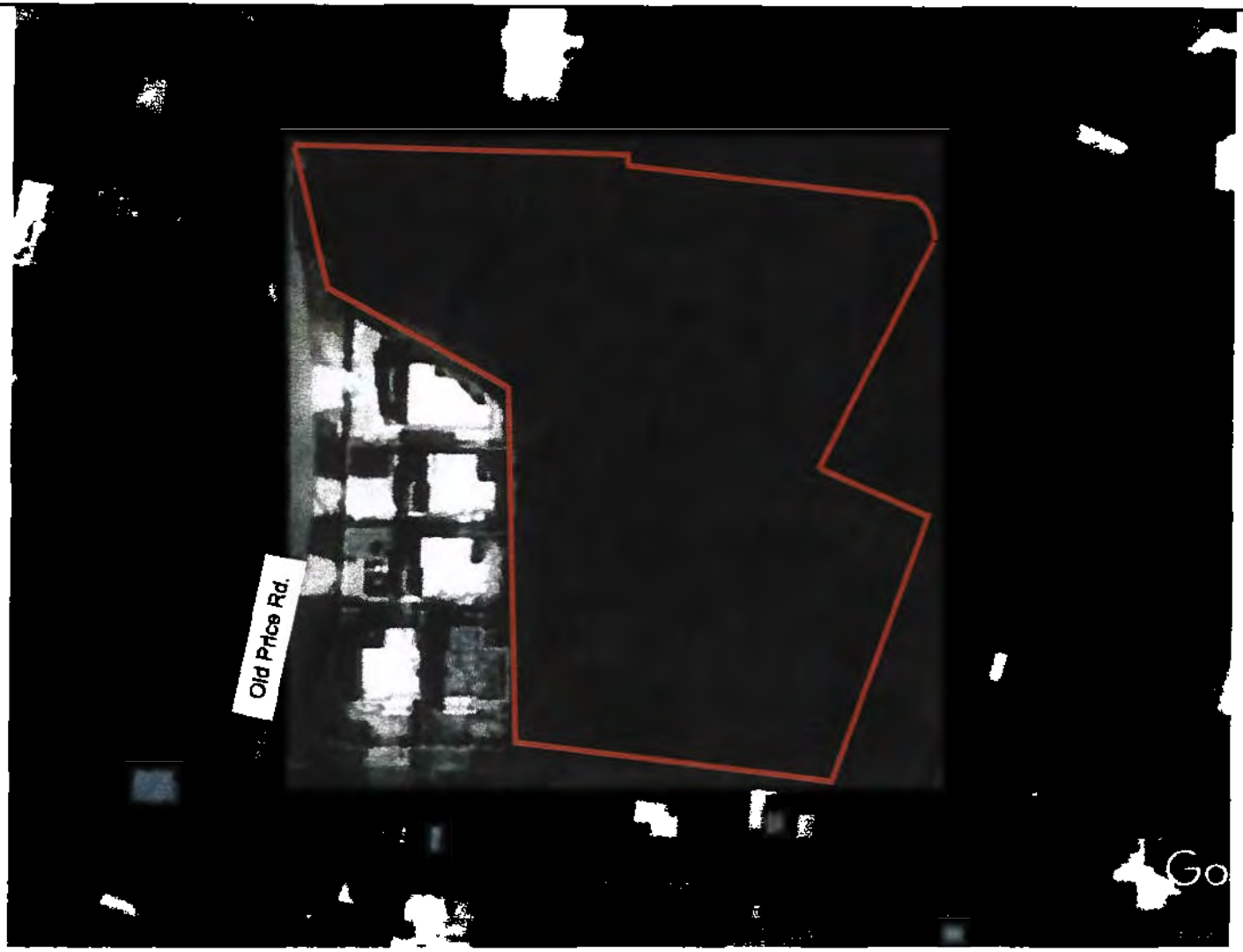
Forested areas are simply clusters of remaining or planted trees that include lemai *(Artocarpus altilis)*, mango, African tulip *(Spathodea campanulata)*, canistel *(Pouteria campechiana)* and Kamachile *(Pithecellobium dulce)*. Many other food and fruit trees are present throughout, including but not limited to, banana, lemon, coconut, soursop, beetle nut, pickle trees, Philippine star apple, Spanish plum, pupulu, and papaya. An inventory of flora identified on the subject property is included in Appendix B.

3.3 Fauna

Reconnaissance for fauna was conducted simultaneously with surveys for plants on the first of three (3) trips to the site. Additional surveys for birds and reptiles occurred on two (2) follow up visits. Stationary surveys for avifauna species were conducted during morning hours. Reptile surveys occurred in the evening and overnight. Results are included in the inventory tables in Appendix B.

Three (3) birds along with chickens were recorded during field surveys; they included the Philippine turtle-dove *(Streptopelia bitorquata)*, Sali Taiwan *(Dicrurus macrocerus)* and the Eurasian tree sparrow *(Passer montanus)*. Chickens were heard in the distance.

A total of six (6) butterfly species were identified on site. None of the butterflies are Federally or locally protected. A single live snail, the introduced lined tree snail *(Drymaeus multilineatus)*, was recorded during surveys. Both skink species seen commonly across the island, the curious skink *(Carlia fusca)* and the blue-tailed skink *(Emoia caeruleocauda)*, were observed. The very



Current Site Conditions

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Figure No.
3

common marine toad *(Bufo marinus)* was recorded. The recent and noisy arrival *(Rana Guentheri)* was not recorded likely because the site is elevated and well drained. Finally, it appears pigs, either escaped from neighboring properties or wild pigs *(Sus scrofa)* have visited the site based on a single location where overturned soil and vines suggest previous rooting.

4.0 PROTECTED SPECIES AND HABITAT

The Government of Guam maintains a "local" list of endangered species separate from the Federal Threatened and Endangered (T&E) species list. Both lists are presented below and there is overlap between them. The subject site is not located within a designated critical habitat area set aside for T&E species recovery.

4.1 Federal Threatened and Endangered Species

Until recently, there were a total of nine terrestrial and four marine species protected under the US Endangered Species Act for Guam. Below is the list of Federal T & E species for the island up to the October 1st 2015 additions.

1. Little Mariana Fruit Bat (*Pteropus tokudae*), Endangered
2. Mariana Fruit Bat (*Pteropus mariannus mariannus*), Threatened
3. Mariana Crow (*Corvus kubaryi*), Endangered
4. Guam Micronesian Kingfisher (*Halcyon cinnamomina cinnamomina*), Endangered
5. Mariana Common Moorhen (*Gallinula chloropus guami*), Endangered
6. Guam Rail (*Rallus owstoni*), Endangered
7. Mariana Gray Swiftlet (*Aerodramus vanikorensis bartschi*), Endangered
8. Bridled White-Eye (*Zosterops conspicillatus conspicillatus*), Endangered
9. Hayun Lagu (*Serianthes nelsonii*), Endangered
10. Green Sea Turtle (*Chelonia mydas*), Threatened
11. Hawksbill Sea Turtle (*Eretmochelys imbricate*), Endangered
12. Leatherback Sea Turtle (*Dermochelys coriacea*), Endangered
13. Loggerhead Sea Turtle (*Caretta caretta*), Threatened

4.2 2015 Additions to the Federal List for Guam

On October 1st 2015 twenty-one (21) new species were added to the list of protected species for Guam (USFWS 2015).

Plants

1. Agatelang *(Eugenia bryanii)*
2. Paudedo *(Hedyotis megalantha)*
3. *Phyllanthus saffordii*
4. Aplokating-palaoan *(Psychotria malaspinae)*
5. *Tinospora homosepala*
6. Cebello halumtano *(Bulbophyllum guamense)*
7. *Dendrobium guamense*
8. Ufa-halumtano *(Heriteria longipetiolata)*

9. *Maesa walkeri*
10. *Nervilia jacksoniae*
11. Berenghenas halomtano *(Solanum guamense)*
12. *Tabernaemontana rotensis*
13. *Tuberolabium guamense*
14. Fadang *(Cycas Micronesica)*

Animals

15. Guam tree snail *(Partula radiolata)*
16. Humped tree snail *(Partula gibba)*
17. Fragile tree snail *(Samoana fragilis)*
18. Mariana eight-spot butterfly *(Hypolimnas octocula marianensis)*
19. Mariana wandering butterfly *(Vagrans egistina)*
20. Slevin's skink *(Emoia slevini)*
21. Pacific sheath-tailed bat *(Emballonura semicaudata rotensis)*

4.3 Guam Endangered Species

The 2009 listing of protected species developed locally by the Government of Guam Department of Agriculture includes eleven (11) birds, three (3) mammals, three (3) plant species, nine (9) reptiles, four (4) mollusks and the Green sea turtle. There is some overlap between this local list and the Federal species list.

1. Mariana fruit-dove (*Ptilinopus roseicapilla*)
2. White-throated ground dove (*Gallicolumb x. xanthonura*)
3. Rufous fantail (*Rhipidura rufifrons uraniae*)
4. Micronesian starling (*Aplonis opaca guami*)
5. Micronesian honeyeater (*Myzomela rubratra saffordi*)
6. Guam rail (*Rallus owstoni*)
7. Common moorhen (*Gallinula chloropus guami*)
8. Mariana gray swiftlet (*Aerodramus vanikorensis bartschi*)
9. Micronesian kingfisher (*Halcyon cinnamomina cinnamomina*)
10. Marianas crow (*Corvus kubaryi*)
11. Bridled white-eye (*Zosterops conspicillatus conspicillatus*)
12. Pacific sheath-tailed bat (*Emballonura semicaudata*)
13. Marianas fruit bat (*Pteropus mariannus mariannus*)
14. Little Marianas fruit bat (*Pteropus tokudae*)
15. Tree fern (*Cyathea lunulata*)
16. Fire tree (*Serianthes nelsonii*)
17. *Heritiera longipetiolata*
18. Micronesian gecko (*Perochirus ateles*)
19. Snake-eyed skink (*Cryptoblepharu spoecilopleurus*)
20. Tide-pool skink (*Emoia atrocostata*)
21. Azure-tailed skink (*Emoia cyanura*)
22. Slevin's skink (*Emoia slevini*)
23. Moth skink (*Lipinia noctua*)
24. Pacific slender-toed gecko (*Nectus pelagicus*)
25. Green sea turtle (*Chelonia mydas*), Threatened
26. Hawksbill sea turtle (*Ertomochelys imbricate*)
27. Leatherback sea turtle (*Dermochelys coriacea*)

28. Mt. Alifan tree snail (*Partula salifana*)
29. Humped tree snail (*Partula gibba*)
30. Guam tree snail (*Partula radiolata*)
31. Fragile tree snail (*Samoana fragilis*)

4.4 Terrestrial Species of Greatest Conservation Need

The following list was compiled by the Guam Department of Agriculture Division of Aquatic and Wildlife Resources to satisfy the Commerce, Justice, and State Appropriations Act of 2001 mandate. The species in this list (below) have been identified as needing increased management and intervention for conservation purposes (GCWCS, 2006). Again, this list contains species found on the Federal T&E species list and the Guam list.

1. Pacific sheath-tailed bat (*Emballonura semicaudata*)
2. Mariana fruit bat (*Pteropus mariannus mariannus*)
3. Guam rail (*Rallus owstoni*)
4. White-throated ground dove (*Gallicolumba x. xanthonura*)
5. Mariana fruit-dove (*Ptilinopus roseicapilla*)
6. Island swiftlet (*Aerodramus vanikorensis bartschi*)
7. Micronesian kingfisher (*Halcyon cinnamomina cinnamomina*)
8. Mariana crow (*Corvus kubaryi*)
9. Micronesian starling (*Aplonis opaca guami*)
10. Micronesian honeyeater (*Myzomela rubratra saffordi*)
11. Mariana common moorhen (*Gallinula chloropus guami*)
12. Nightingale reed-warbler (*Acrocephalus luscinia*)
13. White-tailed tropic bird (*Phaethon lepturus*)
14. Pacific reef heron (*Egretta sacra*)
15. Brown booby (*Sula leucogaster*)
16. Migratory Shore birds
17. Micronesian gecko (*Perochirus ateles*)
18. Snake-eyed skink (*Cryptoblepharu spoecilopleurus*)
19. Tide-pool skink (*Emoia atrocostata*)
20. Azure-tailed skink (*Emoia cyanura*)
21. Slevin's skink (*Emoia slevini*)
22. Moth skink (*Lipinia noctua*)
23. Mariana Islands tree snail (*Partula gibba*)
24. Pacific tree snail (*Partula radiolata*)
25. Mariana Islands fragile tree snail (*Samoana fragilis*)
26. Hayun-lago (*Serianthes nelsonii*)
27. *Tabernaemontana rotensis*
28. Tsatsa (*Cyathea lunalata*)
29. Fadang (*Cycas marianensis*)
30. Ufa-halomtano (*Heritiera longipetiolata*)
31. *Merilliodendron megacarpum*
32. Stream goby, (*Stiphodon sp.*)
33. Redbellied goby, (*Sicyopus sp.*)
34. Marianas goby, (*Stenogobius sp.*)
35. Flagtail, (*Kuhlia rupestris*)
36. Giant marbled eel, (*Anguilla marmorata*)

37. Atyid shrimp, Atyidae
38. Tahitian prawns, (*Macrobrachium* spp.)
39. Freshwater crabs, Varunid crabs
40. Nerite snails, *Neritidae*
41. Thiarid snails, *Thiaridae*
42. Water fern, (*Ceratopteris thalictroides)*
43. Pond weed, *(Potamogeton mariannensis)*

5.0 CONCLUSIONS

Thirty-eight (38) of the plants found on site are introductions to Guam. This represents 73% of all species present. Many specimens are also considered invasive. This plant mix is representative of sites that have been occupied or farmed in the past. In residential areas only scant numbers of original plant communities remain as remnants. This site fits that description.

Wildlife species found on site included six (6) butterflies, two (2) common skinks, an introduced tree snail, *Dreymaeus multilineatus*, three (3) birds and chickens (all introduced), the Marine toad, and pigs. An assortment of common insects such as grasshoppers, bees, ants, moths and spiders were observed.

No other federally or locally listed plants or animals were recorded during our efforts. No host plants for the two federally listed butterflies were found within the survey limits. Likewise habitat considered suitable for the three (3) federally endangered tree snails is absent. The endangered Slevin's skink *(Emoia slevini)* was not recorded during our field activities. It was reportedly last recorded on Guam in 1945 (UOG 2013).

6.0 REFERENCES AND FIELD GUIDES

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Appendix A

Site Photographs

1A



1B



1A: Portion of western boundary fronting Old Price Road.
1:B Northern edge of subject site with single family dwelling on neighboring property.

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Date
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Photo Plate
1

2A



2B



2A: Abandoned home interior of NW corner of property.
2B: One of several large grassed areas along northern interior of property.

ARC *Environmental Services*

Date
February 2018

Photo Plate
2

3A



3B



3A: *Melanitis leda* or evening brown butterfly.
3B: One of a number of blue-banded king crow butterflies *(Euploea eunice)* observed on site.

ARC Environmental Services

Date
February 2018

Photo Plate
3

4A



4B



4A: Photo of old shipping container.
4B: Interface between grassy field and forested area being taken over by invasive vine Chain-of-Love *(Antigonen leptopus)*

ARC *Environmental Services*

Date
February 2018

Photo Plate
4

5A



5B



5A: Surinam cherry *(Eugenia uniflora)*, one of several fruit trees recorded.
5B: The only snail recorded was the introduced *Drymaeus multilineatus*.

ARC Environmental Services

Date
February 2018

Photo Plate
5

6A



6B



6A and B: Lemon migrant *(Catopsilia pomona)* caterpillars and butterflies on host plant *Senna alata.*

Date
February 2018

Photo Plate
6

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Appendix B

Flora and Fauna Inventory Tables

LOT NO. 2303-R8NEW - FLORA AND FAUNA INVENTORY

Scientific Name	Chamorro Name	Common Name	Status	Growth Form
Annona muricata	Laguanaha	Soursop	Introduced	Tree
Antigonon leptopus	Cadena de Amore	Chain-of-Love	Invasive	Vine
Artocarpus altilis	Lemai	Seedless Breadfruit	Native	Tree
Areca catechu	Pugua	Betelnut Palm	Introduced	Tree
Averrhoa bilimbi	Bilimbi	Pickle Tree	Invasive	Tree
Averrhoa carambola	Bilimbinis	Star Apple	Introduced	Tree
Bauhinia momandra	Flores Mariposa	Orchid Tree	Introduced	Tree
Bidens alba		Beggars Tick	Invasive	Herb
Bothriochloa petusa		Pitted Beardrass	Native	Grass
Brachiaria mutica		Para Grass	Introduced	Grass
Chrysophyllum Cainito		Philippine Star Apple	Introduced	Tree
Calophyllum inophyllum	Da'ok	Ball Tree	Native	Tree
Carica papaya	Papaya	Papaya	Introduced	Tree
Chromolaena odorata		Siam Weed	Introduced	Shrub sprawler
Citrus spp., lemon	Limon	Lemon	Introduced	Tree
Cocos nucifera	Niyog	Coconut	Native	Tree
Dichanthium bladhil		Blue Grass	Introduced	Grass
Epipremnum aureum		Devil's Ivy	Invasive	Vine
Eugenia uniflora	Pitanga	Surinam-cherry	Introduced	Tree
Euphorbia cyathophora		Wild Poinsettia	Introduced	Herb
Heliconia humilis		Bird of Paradise	Introduced	Herb
Ipomea triloba	Fofgu-sabana	Little Bell	Native	Vine
Hyptis sp.	Botones		Introduced	Herb
Lagenaria siceraria	Kalabasa	Vegetable Gourd	Introduced	Vine
Leucaena leucocephala	Tangantangan	White Lead Tree	Introduced	Tree
Mangifera indica	Manga	Mango	Native	Tree
Manihot esculenta	Mandioka	Cassava	Introduced	Shrub
Melanolepis multiglandulosa	Alum		Endemic	Tree
Mikania scandens		Mile-a-minute-vine	Introduced	Vine
Mimosa pudica		Sleeping Grass	Introduced	Subshrub
Musa sp.	Chotda	Banana	Introduced	Tree herbaceous
Momordica charantia	Almagosa	Bitter Melon	Introduced	Vine
Morinda citrifolia	Lada	Indian Mulberry	Native	Tree
Nephrolepis biserrata	Amaru	Giant Sword Fern	Native	Fern
Nephrolepis hirsutula	Amaru	Asian Sword Fern	Native	Fern

LOT NO. 2303-R8NEW - FLORA AND FAUNA INVENTORY

Panicum maximum		Guinea Grass	Introduced	Grass
Passiflora foetida		Love-in-a-mist	Introduced	Vine
Passiflora suberosa		Indigo Berry	Introduced	Vine
Pennisetum purpureum	Sakati	Elephant Grass	Native	Grass
Piper betle	Pupulu	Betel Pepper	Native	Vine
Pithecellobium dulce	Kamachile	Madras Thorn	Introduced	Tree
Polypodium scolopendria	Kahlau	Wart Fern	Native	Fern
Pouteria campechiana		Canistel	Introduced	Tree
Pyrrosia lanceolata		Lanceleaf Fern	Native	Fern
Psidium guajava	Abas	Guava	Introduced	Tree
Saccharum spontaneum		Wildcane	Native	Grass
Sansevieria trifasciata		Viper's Bowstring Hemp	Introduced	Shrub
Senna alata	Take-Biha,	Candle Bush	Introduced	Shrub
Senna surattensis		Golden Senna	Introduced	Tree
Sorghum halapense		Johnson Grass	Introduced	Grass
Spathodea campanulata		African Tulip	Invasive	Tree
Spondias purpurea	Sininguelas	Spanish Plum	Introduced	Tree
Tradescantia spathacea		Boatlily	Invasive	Herb

Growth Form: Algae, Moss, Fern, Herb, Grass, Sedge, Orchid, Vine, Liana, Shrub, Tree

Fern - a herbaceous plant that produces spores for reproduction.

Grass - vegetation with long, linear leaves whose growing point is close to the ground.

Sedge - a grass-like plant that often lives in wet habitats.

Vine - an herbaceous climbing plant that uses other plants for support.

Liana - a woody climbing plant that uses other plants for support.

Shrub - a woody plant that has multiple trunks/stems.

Tree - usually a tall plant with a single woody trunk.

Herb - a non woody plant.

Status: Endemic, Native, Introduced, Invasive

Endemic - arrived on Guam by its own accord; occurring only on Guam or the Mariana Islands.

Native - arrived on Guam by its own accord, can be found in other areas of the world.

Introduced - brought to Guam by humans.

Invasive - brought to Guam by humans and disrupts native/ endemic habitats.

LOT NO. 2303-R8NEW - FLORA AND FAUNA INVENTORY

Birds	**Chamorro**	**Common**	**Status**
Passer montanus		Eurasian tree sparrow	Introduced
Streptopelia bitorquata	Paluman Senesa	Philippine Turtle-Dove	Introduced
Dicrurus macrocerus	Sali Taiwan	Black Drongo	Introduced
Gallus gallus	Mannok	Chicken	Introduced

Butterflies	**Chamorro**	**Common**	**Status**
Eurema hecabe	Ababang	Common Grass Yellow	Native
Papilio polytes	Ababang	Black Citrus Swallowtail	Introduced
Eurema blanda	Ababang	Large Grass Yellow	Native
Melanitis leda	Ababang	Evening Brown	Native
Catopsilia pomona	Ababang	Lemon migrant	
Euploea eunice	Ababang	Blue-banded King Crow	Native

Reptiles	**Chamorro**	**Common**	**Status**
Carlia fusca	Guali'ek	Curious Skink	Introduced
Emoia caeruleocauda	Guali'ek	Blue Tailed Skink	Native

Amphibians	**Chamorro**	**Common**	**Status**
Buffo marinus	Kairq'	Marine Toad	Introduced

Snails			
Drymaeus multilineatus		Lined Treesnail	Introduced

Insects

Grasshoppers
Mosquitos
Moths
Wasps
Spiders
Ants

Exhibit D. Subdivision Site Plan With Improvement Details

Doc. No. 34GL-18-2453.

ABBREVIATION/ SYMBOLS — DESCRIPTION

ASPHALT CONCRETE	A.C.
&	AND
ADD'L.	ADDITIONAL
AC	ASPHALTIC CONCRETE
@	AT
BLDG.	BUILDING
℄ , CL	CENTERLINE
	CHAIN LINK FENCE
CO	CLEAN-OUT
	CODDIVAT TREE
CONC.	CONCRETE
CPP	CONCRETE POWER POLE
CONST.	CONSTRUCTION
DET.	DETAIL
DIA. ø	DIAMETER
DWG.	DRAWING
DR./DWY.	DRIVE/DRIVEWAY
E	EAST
EA.	EACH
	EARTH SWALE
100.00'	EXISTING ELEVATION (SPOT)
EL. , ELEV.	ELEVATION
EXIST.	EXISTING
FT.	FEET
FINISHED FLOOR ELEVATION	FFE
FH	FIRE HYDRANT
GV	GATE VALVE
GEN.	GENERAL
GGN	GUAM GEODETIC NETWORK
GPA	GUAM POWER AUTHORITY
L	LENGTH OF CURVE/LENGTH
LS	LEFT/LEFT SIDE
LG	LONG
MH	MANHOLE
MAX.	MAXIMUM
MID	MISCELLANEOUS DETAIL
MIN.	MINIMUM
N	NORTH
NO., #	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
PVMT.	PAVEMENT
R	RADIUS
RCP	REINFORCE CONCRETE PIPE
R.S.	RIGHT/RIGHT SIDE
SL	SEWER LINE
SD	STORM DRAIN
S	SLOPE, SOUTH
100.0	SPOT ELEVATION/FINISHED GRADE
SQ.	SQUARE
SHT.	SHEET
	SIGN - SIGN POST
SPECS.	SPECIFICATIONS
STA.	STATION
SLP	SLOPE
T	TANGENT
THK.	THICK
C-BOX	TELEPHONE CABLE PEDESTAL BOX
	TREE
TYP.	TYPICAL
VERT.	VERTICAL
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE
W/	WITH
W	WEST
50	5 FT CONTOUR
48	1 FT CONTOUR
TBC	NEW FINISHED GRADE

GENERAL CIVIL CONSTRUCTION NOTES:

1. OBSERVE & COMPLY WITH ALL FEDERAL AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY & ENVIRONMENTAL QUALITY.
2. THE FINISHED GRADE INDICATED HEREON SHALL MATCH OR CONFORM TO ADJACENT EXISTING GROUND AS SHOW ON THE GRADING PLANS. ANY DISCREPANCY DISCOVERED DURING THE COURSE OF CONSTRUCTION SHALL BE IMEDIATELY REPORTED TO THE CONTRACTING OFFICER.
3. ALL DEBRIS AND TRASH SHALL BE DISPOSED OF TO THE APPROVED LANDFILL SITE AND CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS PERTAINING TO THE USE OF DISPOSAL AREA.
4. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN IN THE PLANS ARE BASED ON THE LATEST AVAILABLE DATA DURING THE TIME OF SURVEY. THE CONTRACTOR SHALL VERIFY THE DEPTHS OF THE EXISTING UTILITIES SHOWN AND EXERCISE PROPER CARE WHEN EXCAVATING IN THE AREA.
5. PRIOR TO COMMENCING EXCAVATION, THE CONTRACTOR SHALL NOTIFY THE CONTRACTING OFFICER. THE CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH THE CONTRACTING OFFICER AND BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES AND STRUCTURES RESULTING FROM CONSTRUCTION ACTIVITIES PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. WHEREVER CONNECTIONS OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN TO BE DONE, THE CONTRACTOR SHALL EXPOSE THE EXISTING UTILITIES AT THE PROPOSED CONNECTION TO VERIFY DEPTH AND ACTUAL LOCATION PRIOR TO EXCAVATING FOR THE NEW UTILITY LINES. IF UTILITIES NOT SHOWN IN THE PLANS ARE ENCOUNTERED OR POTENTIAL UTILITY CONFLICTS ARISES, THE CONTRACTOR SHALL NOTIFY THE CONTRACTING OFFICER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING EXISTING UTILITY LINE UNCOVERED IN THE EXCAVATIONS.
7. EXISTING UTILITIES SHALL REMAIN IN SERVICE AND IN PLACE, UNLESS NOTED OTHERWISE. INTERRUPTION OF SERVICE SHALL BE KEPT TO A MINIMUM AND SHALL BE DONE AT THE CONTRACTOR'S EXPENSE AND ONLY WITH THE APPROVAL OF THE CONTRACTING OFFICER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SHEETING AND BRACING OF THE EXCAVATION AND STABILIZING THE EXISTING GROUND TO PROVIDE SAFE AND SECURE FROM POTENTIAL SLIDING, CAVE-INS, SETTLEMENT, AND TO SUPPORT EXISTING STRUCTURES AND FACILITIES.
9. VERIFY & CHECK ALL DIMENSIONS & DETAILS SHOWN ON THE DRAWINGS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO THE CONTRACTING OFFICER FOR CLARIFICATIONS AND RESOLUTIONS.
10. THE CONTRACTOR PROVIDE SAFE ACCESS TO AND FROM ALL DRIVEWAYS AND STREETS NEAR THE PROJECT SITE.
11. RESTORE TO THEIR ORIGINAL CONDITION EQUAL OR BETTER, ALL IMPROVEMENTS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING PAVEMENTS, EMBANKMENTS, CURBS, SIGNS, LANDSCAPING, STRUCTURES, UTILITIES, FENCES, ETC.
12. UNLESS OTHERWISE SPECIFIED; ALL CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI AFTER 28 DAYS. ALL REINFORCING BARS SHALL BE ASTM A615, GRADE 40.

CIVIL INDEX OF DRAWINGS

C0.1 - EXISTING TOPOGRAPHIC SURVEY MAP
C0.2 - SITE DEMOLITION & EROSION CONTROL PLAN & DETAILS
C0.3 - SITE PLOT PLAN
C0.4 - SITE PLOT PLAN ENLARGED
C0.5 - SITE PLOT PLAN ENLARGED

C1.1 - PARTIAL SITE PLAN
C1.2 - PARTIAL SITE PLAN
C1.3 - PARTIAL SITE GRADING & DRAINAGE PLAN
C1.4 - PARTIAL SITE GRADING & DRAINAGE PLAN
C1.5 - PARTIAL SITE UTILITY PLAN
C1.6 - PARTIAL SITE UTILITY PLAN

C2.1 - ROAD PROFILE
C2.2 - SITE PROFILE
C2.3 - SITE PROFILE

C3.1 - DETAILS
C3.2 - DETAILS
C3.3 - DETAILS
C3.3a - DETAILS

C3.4 - DETAILS
C3.5 - DETAILS
C3.6 - DETAILS
C3.7 - DETAILS
C3.8 - DETAILS



1 / C0.2 EXISTING TOPOGRAPHIC SURVEY MAP
SCALE: 1" = 30'

N

FINAL SUBMITTAL

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELGY

CONTENT: EXISTING TOPOGRAPHIC SURVEY MAP, LEGEND, GENERAL NOTES & INDEX OF DRAWINGS

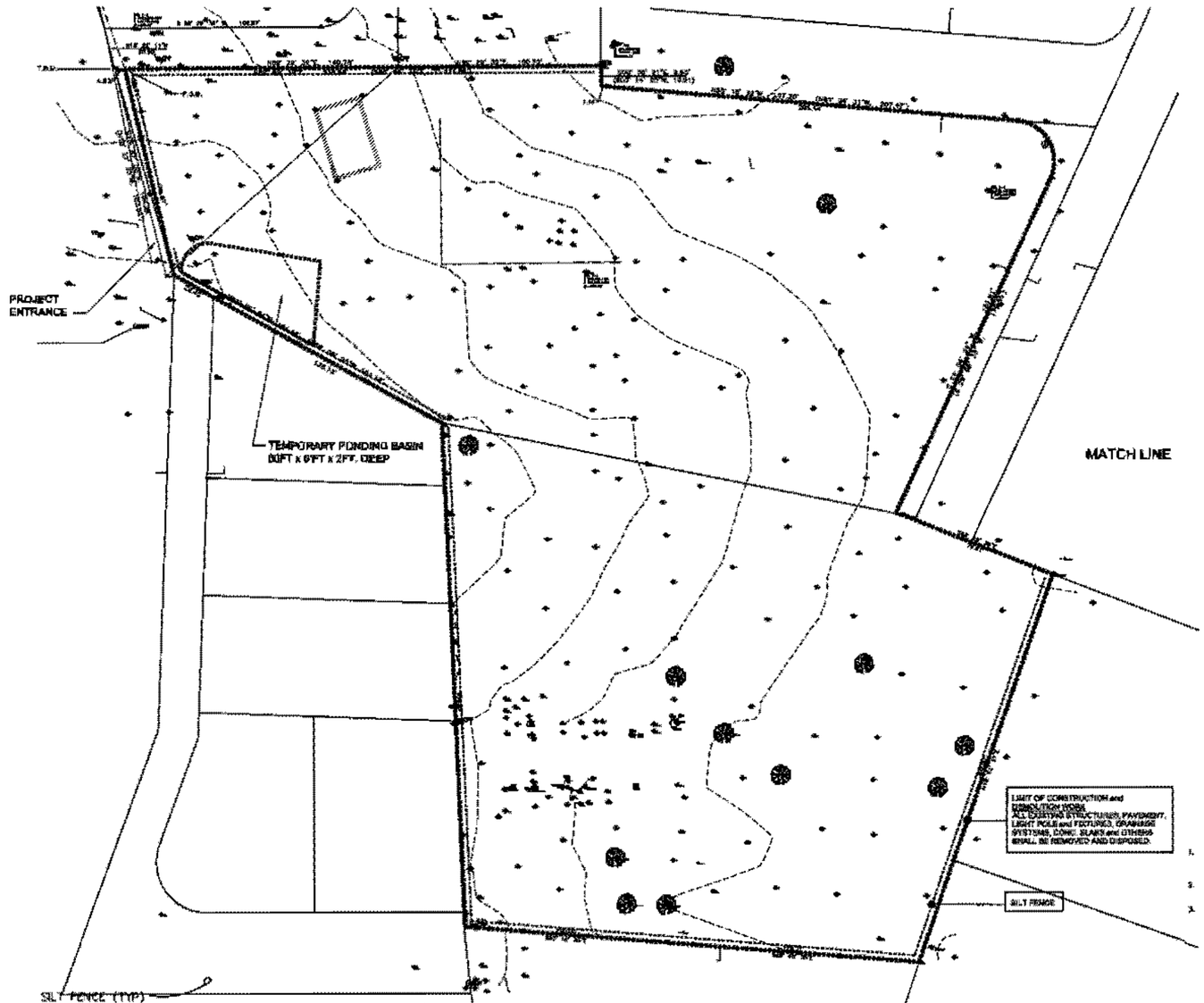
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

DEVELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

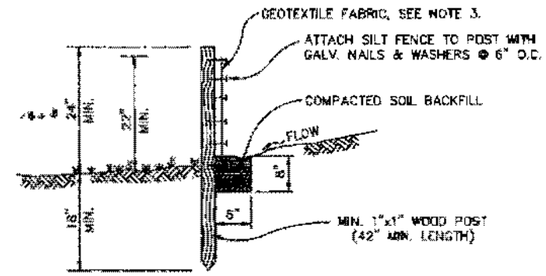
DRAWING NO. C0.1

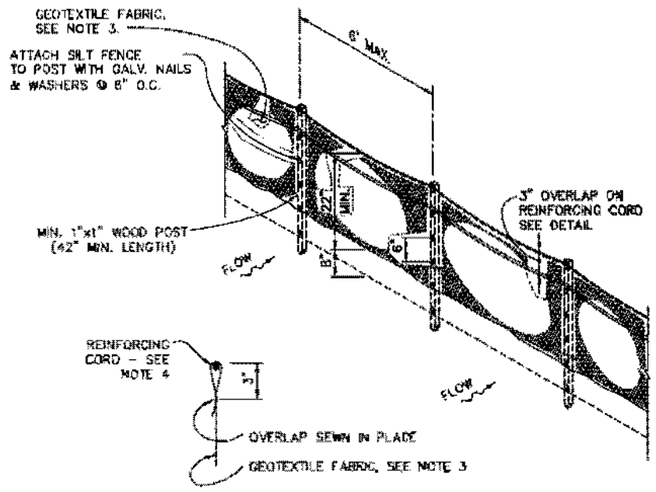
SHEET OF



1 CO.1 SITE DEMOLITION & EROSION CONTROL PLAN

SCALE: 1" = 30'





OVERLAP DETAIL

NOTE:

PRE-ASSEMBLED SILT FENCE OPTIONS WILL BE ALLOWED AS LONG AS SPECIFIED MINIMUMS ARE SATISFIED. FOLLOW MANUFACTURER'S INFORMATION FOR INSTALLATION PROCEDURES.

THE ENTIRE PERIMETER OF THE PROJECT WHICH SLOPES TOWARD OFFSITE WILL RECEIVE PROTECTION USING SILT FENCES AS REQUIRED.

GEOTEXTILE FABRIC SHALL MEET THE FOLLOWING CRITERIA:

a) GRAB TENSILE STRENGTH 100 lbs. (min.)

b) MULLEN BURST 250 psi (min.)

c) EQUIVALENT OPENING SIZE SHALL BE SMALLER THAN OR EQUAL TO A STD. #80 SIEVE.

d) MATERIAL SHALL BE SUITABLE FOR LONG TERM EXPOSURE TO SUNLIGHT.

4. REINFORCING CORD SHALL HAVE A MIN. TENSILE STRENGTH OF 500 lbs.

2 CO.2 STANDARD SILT FENCE

NTS

GENERAL NOTES:

1. CONTRACTOR SHALL PREPARE, HAVE APPROVED BY GEPA, AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. DURING CONSTRUCTION, NO SILT-LADEN RUNOFF SHALL BE ALLOWED TO CROSS OFF-SITE.
3. USE SWALES TO DIRECT SILT-LADEN RUNOFF TO SILTATION BASINS DURING CONSTRUCTION. CONTRACTOR SHALL DESIGN, INSTALL & MAINTAIN APPROPRIATE OVERFLOW MEASURES.
4. SILT FENCING SHALL BE PROVIDED AT BOUNDARY LOCATIONS WHERE SITE GRADING SLOPES TO DRAIN OFFSITE.
5. SEE SHEET CO.3 FOR EROSION CONTROL AND OTHER DETAILS.
6. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY CONTRACTOR SHALL SUBMIT FOR CLEARANCE WITH DPW, GPA, GWA, GTA, AND MOV PRIOR TO START OF WORK.
7. ALL EXISTING DRAINAGE SYSTEM WITHIN PUBLIC RIGHT-OF-WAY TO REMAIN, AND SHALL BE PROTECTED DURING DURATION OF ENTIRE CONSTRUCTION PROJECT.

FINAL SUBMITTAL

JAMES V. BALAGUERA REGISTERED No. 515 (CNMI) EXP. ENGINEER

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :

PROPOSED 3-BEDROOM RESIDENCE

LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRAWN	AMM
CHK.	EVB/ELOY

CONTENT: SITE DEMOLITION & EROSION CONTROL PLAN and DETAILS

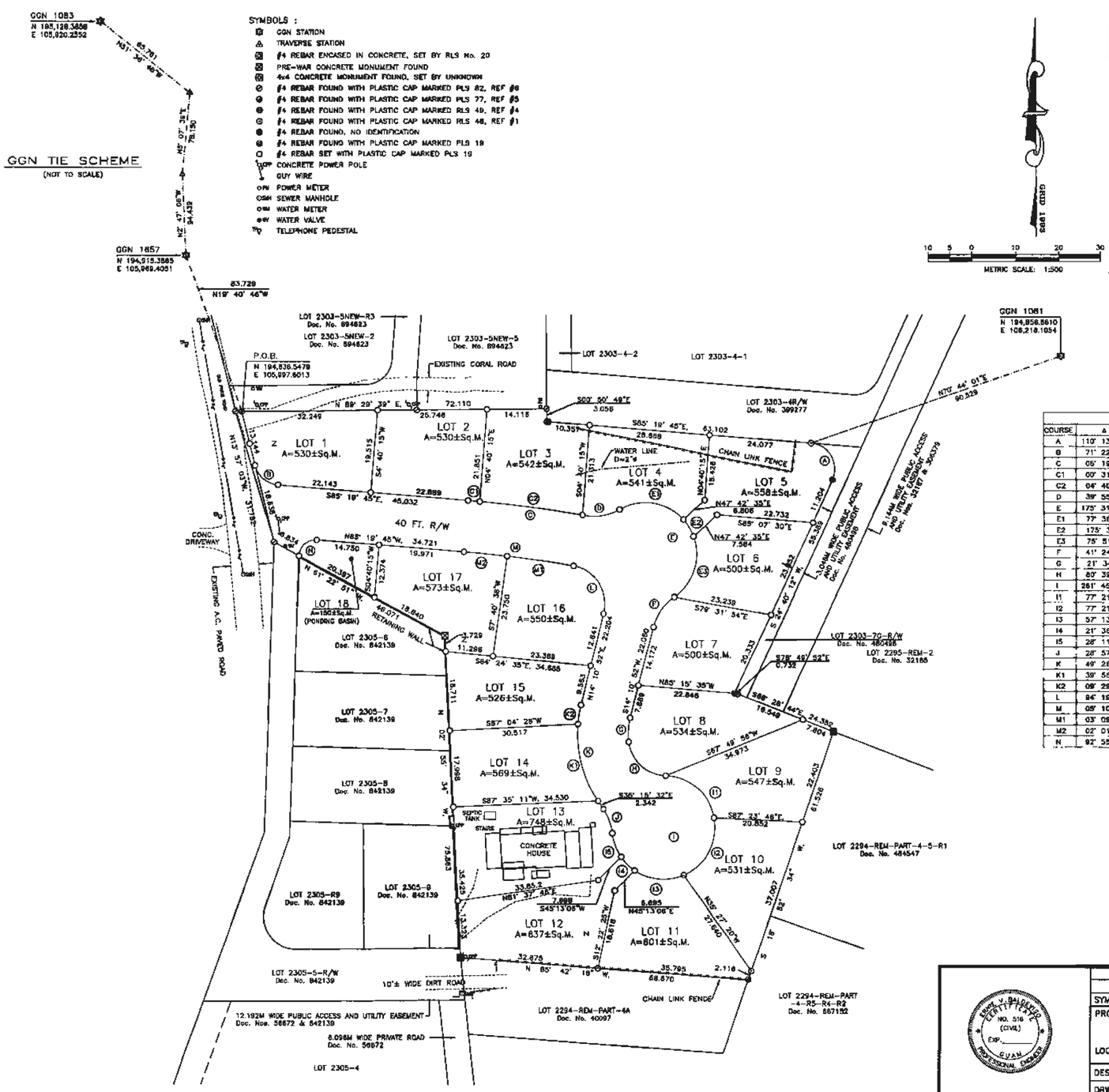
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

DEVELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. CO.2

SHEET OF



SITE PLOT PLAN
SCALE: 1:500

NOTES :
1. SURVEY WAS BASED ON FOUND CORNERS AS SHOWN.
2. ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
3. BEARINGS AND DISTANCES WITHIN THE PARENTHESES ARE RECORD DATA, ALL OTHERS ARE 1983 DRUD VALUE.
4. SUBJECT LOT IS WITHIN THE NORTHERN AQUIFER.
5. SUBJECT LOT IS ZONED "R-1" SINGLE-FAMILY RESIDENTIAL PER 1887 OFFICIAL ZONE MAP, F387539.
6. AS-BUILTS SHOWN EXISTS AS OF APPROVAL OF THIS MAP.

CURVE DATA

COURSE	Δ	R	L	Ch	ChB
A	110° 13' 08"	6.086	11.727	10.000	S30° 26' 21"E
B	71° 22' 42"	6.095	7.594	7.113	S49° 38' 24"E
C	05° 19' 25"	303.777	28.225	28.215	S82° 40' 03"E
C1	00° 31' 08"	303.777	2.752	2.752	S85° 04' 11"E
C2	04° 48' 03"	303.777	24.747	24.740	S82° 28' 35"E
D	39° 55' 31"	12.192	8.498	8.325	N80° 01' 54"E
E	175° 31' 19"	12.192	37.349	24.365	N32° 10' 13"W
E1	77° 38' 27"	12.192	16.521	15.286	S81° 06' 38"E
E2	175° 31' 19"	12.192	37.349	24.365	N32° 10' 13"W
E3	75° 51' 24"	12.192	16.142	14.988	S17° 39' 45"W
F	41° 24' 35"	12.192	8.812	8.621	S34° 53' 09"W
G	21° 34' 45"	15.240	5.740	5.708	S03° 23' 30"W
H	80° 39' 53"	9.144	12.873	11.836	S47° 43' 49"E
I	261° 46' 32"	12.192	55.70	16.436	S42° 49' 00"W
I1	77° 21' 52"	12.192	16.462	15.240	S49° 22' 50"E
I2	77° 21' 52"	12.192	16.462	15.240	N27° 59' 02"E
I3	57° 13' 40"	12.192	12.178	11.678	N84° 43' 12"W
I4	21° 36' 53"	12.192	4.598	4.572	N49° 17' 58"W
I5	28° 11' 15"	12.192	5.998	5.938	S20° 23' 02"E
J	28° 57' 18"	12.192	6.161	6.096	N20° 46' 53"W
K	49° 26' 24"	27.432	23.671	22.943	S10° 32' 20"E
K1	39° 56' 54"	27.432	19.126	18.741	S15° 17' 05"E
K2	09° 29' 30"	27.432	4.544	4.539	S09° 28' 07"W
L	84° 18' 56"	9.144	15.055	13.411	N32° 09' 06"W
M	08° 10' 41"	291.565	28.352	28.343	N82° 44' 25"W
M1	03° 09' 27"	291.565	16.069	16.067	N81° 43' 48"E
M2	02° 01' 14"	291.565	10.283	10.282	S84° 19' 08"E
N	92° 55' 05"	3.696	6.319	5.649	S48° 12' 42"W

FINAL SUBMITTAL

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

CONTENT: SITE PLOT PLAN

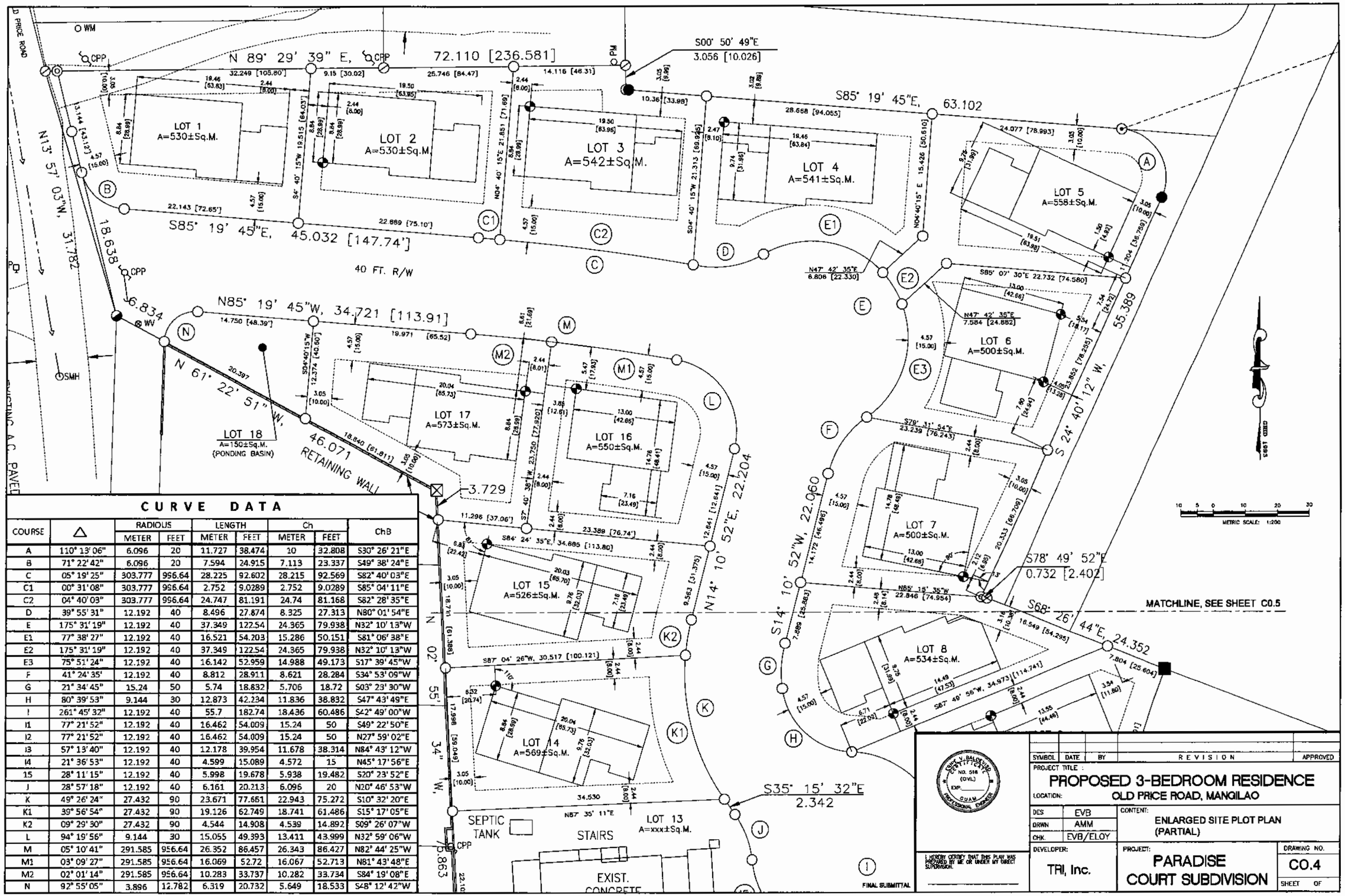
I HEREIN CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

DEVELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. CO.3

SHEET OF



CURVE DATA

COURSE	△	RADIOUS		LENGTH		Ch		ChB
		METER	FEET	METER	FEET	METER	FEET	
A	110° 13' 06"	6.096	20	11.727	38.474	10	32.808	S30° 26' 21"E
B	71° 22' 42"	6.096	20	7.594	24.915	7.113	23.337	S49° 38' 24"E
C	05° 19' 25"	303.777	956.64	28.225	92.602	28.215	92.569	S82° 40' 03"E
C1	00° 31' 08"	303.777	956.64	2.752	9.0289	2.752	9.0289	S85° 04' 11"E
C2	04° 40' 03"	303.777	956.64	24.747	81.191	24.74	81.168	S82° 28' 35"E
D	39° 55' 31"	12.192	40	8.496	27.874	8.325	27.313	N80° 01' 54"E
E	175° 31' 19"	12.192	40	37.349	122.54	24.365	79.938	N32° 10' 13"W
E1	77° 38' 27"	12.192	40	16.521	54.203	15.286	50.151	S81° 06' 38"E
E2	175° 31' 19"	12.192	40	37.349	122.54	24.365	79.938	N32° 10' 13"W
E3	75° 51' 24"	12.192	40	16.142	52.959	14.988	49.173	S17° 39' 45"W
F	41° 24' 35"	12.192	40	8.812	28.911	8.621	28.284	S34° 53' 09"W
G	21° 34' 45"	15.24	50	5.74	18.832	5.706	18.72	S03° 23' 30"W
H	80° 39' 53"	9.144	30	12.873	42.234	11.836	38.832	S47° 43' 49"E
I	261° 45' 32"	12.192	40	55.7	182.74	18.436	60.486	S42° 49' 00"W
I1	77° 21' 52"	12.192	40	16.462	54.009	15.24	50	S49° 22' 50"E
I2	77° 21' 52"	12.192	40	16.462	54.009	15.24	50	N27° 59' 02"E
I3	57° 13' 40"	12.192	40	12.178	39.954	11.678	38.314	N84° 43' 12"W
I4	21° 36' 53"	12.192	40	4.599	15.089	4.572	15	N45° 17' 56"E
I5	28° 11' 15"	12.192	40	5.998	19.678	5.938	19.482	S20° 23' 52"E
J	28° 57' 18"	12.192	40	6.161	20.213	6.096	20	N20° 46' 53"W
K	49° 26' 24"	27.432	90	23.671	77.661	22.943	75.272	S10° 32' 20"E
K1	39° 56' 54"	27.432	90	19.126	62.749	18.741	61.486	S15° 17' 05"E
K2	09° 29' 30"	27.432	90	4.544	14.908	4.539	14.892	S09° 26' 07"W
L	94° 19' 56"	9.144	30	15.055	49.393	13.411	43.999	N32° 59' 06"W
M	05° 10' 41"	291.585	956.64	26.352	86.457	26.343	86.427	N82° 44' 25"W
M1	03° 09' 27"	291.585	956.64	16.069	52.72	16.067	52.713	N81° 43' 48"E
M2	02° 01' 14"	291.585	956.64	10.283	33.737	10.282	33.734	S84° 19' 08"E
N	92° 55' 05"	3.896	12.782	6.319	20.732	5.649	18.533	S48° 12' 42"W

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK	EVB/ELOY

CONTENT: ENLARGED SITE PLOT PLAN (PARTIAL)

DANNY V. BALAGTAS LICENSED PROFESSIONAL ENGINEER NO. 516 (CIVIL) EXP. GUAM

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

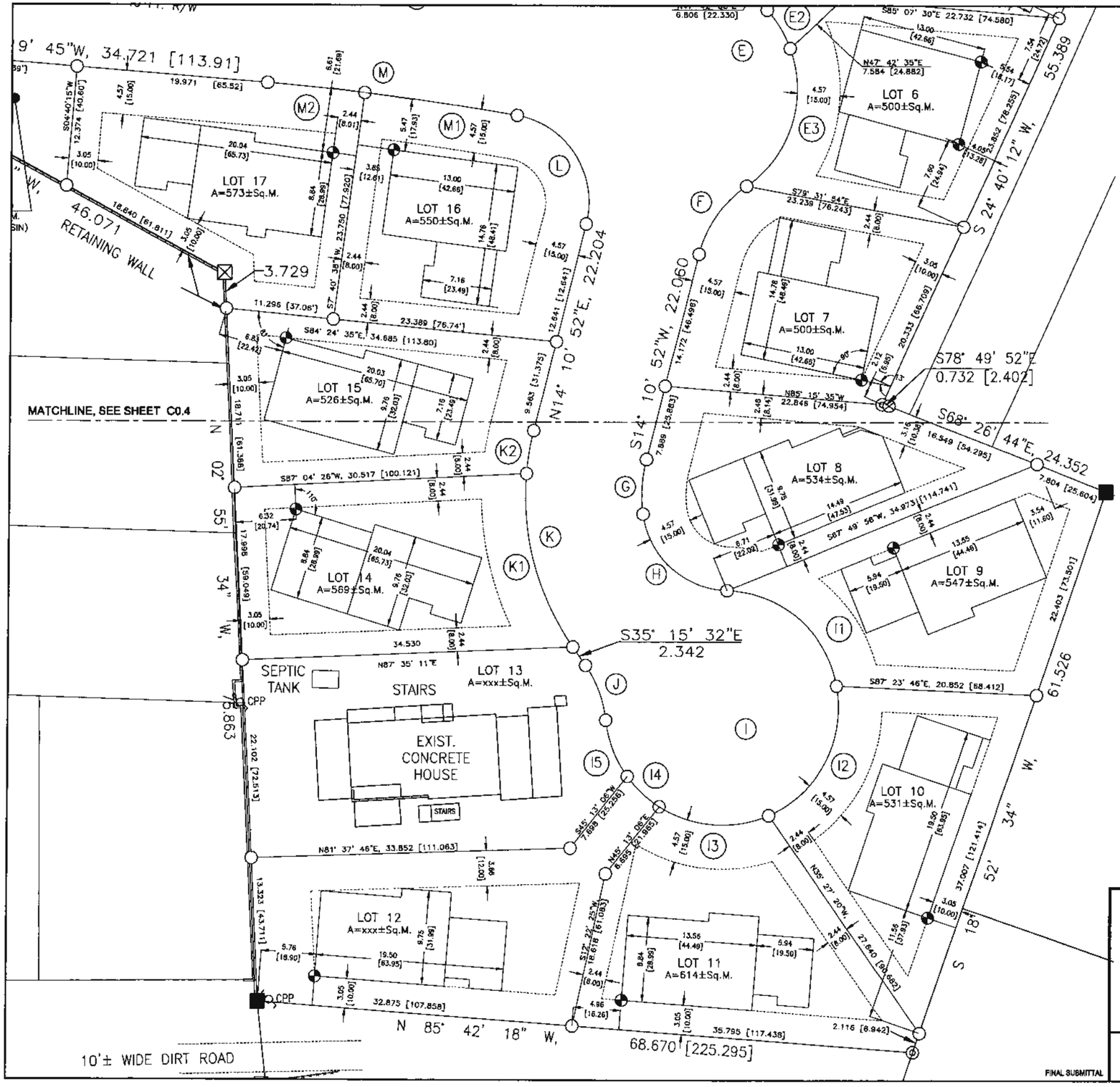
DEVELOPER: TRI, Inc.

PROJECT: **PARADISE COURT SUBDIVISION**

DRAWING NO. C0.4

SHEET OF

FINAL SUBMITTAL



SITE PLOT PLAN

METRIC SCALE: 1:200

CURVE DATA

COURSE	△	RADIOUS		LENGTH		Ch		ChB
		METER	FEET	METER	FEET	METER	FEET	
A	110° 13' 06"	6.096	20	11.727	38.474	10	32.808	S30° 26' 21"E
B	71° 22' 42"	6.096	20	7.594	24.915	7.113	23.337	S49° 38' 24"E
C	05° 19' 25"	303.777	996.64	28.225	92.602	28.215	92.569	S82° 40' 03"E
C1	00° 31' 08"	303.777	996.64	2.752	9.0289	2.752	9.0289	S85° 04' 11"E
C2	04° 40' 03"	303.777	996.64	24.747	81.191	24.74	81.168	S82° 28' 35"E
D	39° 55' 31"	12.192	40	8.496	27.874	8.325	27.313	N80° 01' 54"E
E	175° 31' 19"	12.192	40	37.349	122.54	24.365	79.938	N32° 10' 13"W
E1	77° 38' 27"	12.192	40	16.521	54.203	15.286	50.151	S81° 06' 38"E
E2	175° 31' 19"	12.192	40	37.349	122.54	24.365	79.938	N32° 10' 13"W
E3	75° 51' 24"	12.192	40	16.142	52.959	14.988	49.173	S17° 39' 45"W
F	41° 24' 35'	12.192	40	8.812	28.911	8.621	28.284	S34° 53' 09"W
G	21° 34' 45"	15.24	50	5.74	18.832	5.706	18.72	S03° 23' 30"W
H	80° 39' 53"	9.144	30	12.873	42.234	11.836	38.832	S47° 43' 49"E
I	261° 45' 32"	12.192	40	55.7	182.74	18.436	60.486	S42° 49' 00"W
I1	77° 21' 52"	12.192	40	16.462	54.009	15.24	50	S49° 22' 50"E
I2	77° 21' 52"	12.192	40	16.462	54.009	15.24	50	N27° 59' 02"E
I3	57° 13' 40"	12.192	40	12.178	39.954	11.678	38.314	N84° 43' 12"W
I4	21° 36' 53"	12.192	40	4.599	15.089	4.572	15	N45° 17' 56"E
I5	28° 11' 15"	12.192	40	5.998	19.678	5.938	19.482	S20° 23' 52"E
J	28° 57' 18"	12.192	40	6.161	20.213	6.096	20	N20° 46' 53"W
K	49° 26' 24"	27.432	90	23.671	77.661	22.943	75.272	S10° 32' 20"E
K1	39° 56' 54"	27.432	90	19.126	62.749	18.741	61.486	S15° 17' 05"E
K2	09° 29' 30"	27.432	90	4.544	14.908	4.539	14.892	S09° 26' 07"W
L	94° 19' 56"	9.144	30	15.055	49.393	13.411	43.999	N32° 59' 06"W
M	05° 10' 41"	291.585	956.64	26.352	86.457	26.343	86.427	N82° 44' 25"W
M1	03° 09' 27"	291.585	956.64	16.069	52.72	16.067	52.713	N81° 43' 48"E
M2	02° 01' 14"	291.585	956.64	10.283	33.737	10.282	33.734	S84° 19' 08"E
N	92° 55' 05"	3.896	12.782	6.319	20.732	5.649	18.533	S48° 12' 42"W

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :

PROPOSED 3-BEDROOM RESIDENCE

LOCATION: OLD PRICE ROAD, MANGILAO

DES.	EVB
DRWN	AMM
CHK.	EVB/ELOY

CONTENT: ENLARGED SITE PLOT PLAN (PARTIAL)

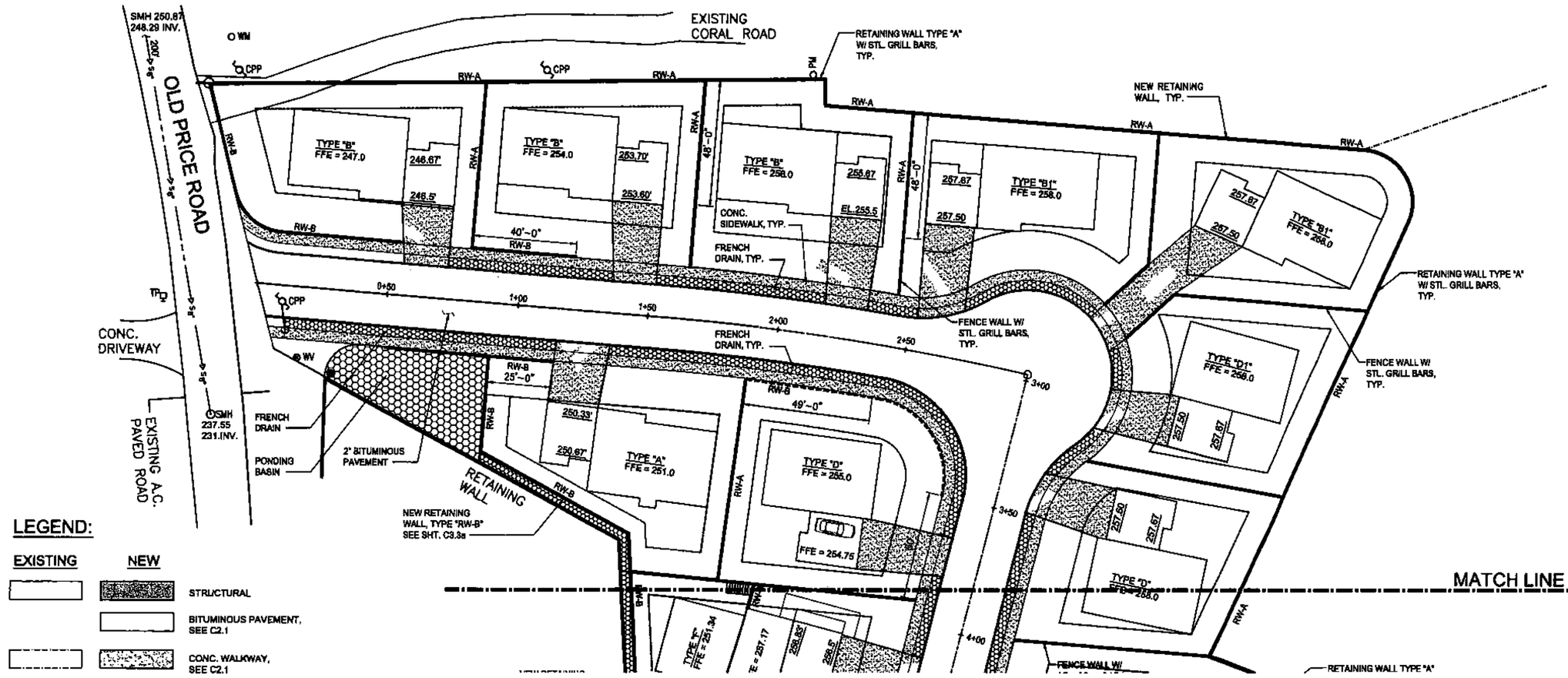
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DEVELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. C0.5

SHEET OF



LEGEND:

EXISTING	NEW	
		STRUCTURAL
		BITUMINOUS PAVEMENT, SEE C2.1
		CONC. WALKWAY, SEE C2.1
		CONC. CURB W/ DRAINAGE OPENINGS @ 10FT. O.C., SEE C2.1
		PROPERTY LINE, SEE NOTE #1
	R1-1	REGULATORY SIGN, SEE C2.1
		FRENCH DRAIN W/ PERFORATED STORM DRAIN PIPE DRAIN SEE SHEET C2.6
		RETAINING WALL (RW-1, RW-2) W/ STL. GRILL BARS, SEE SHT. C3.3
		FENCE WALL W/ STL. GRILL BARS (SEE SHT. C3.3)
		BUILDING SETBACK LIMITS FRONT 15', SIDES = 8', REAR = 10'

NOTES:

1. REFER TO SITE PLOT PLAN DWGS. (SHEETS C0.3, C0.4 & C0.5) FOR INDIVIDUAL LOT SURVEY DATA AND BUILDING SETBACK.
2. SITE LAYOUT, REFERENCE LINES AND POINTS WERE BASED ON TOPOGRAPHIC SURVEY AND FIELD WORKS.
3. REFER TO THE ARCHITECTURAL DWGS. FOR BUILDING GRID LAYOUT AND ALL NEW STRUCTURES.
4. ALL UNDERGROUND UTILITY LINES SHOWN ON THIS SHEET WERE BASED ON AVAILABLE DOCUMENTS AND ARE APPROXIMATE LOCATIONS ONLY. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATIONS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS FOR THIS PROJECT AND ACTUAL FIELD CONDITIONS WHICH MAY INTERFERE WITH THIS PROJECT.
5. THE CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER AND SEWER LINES IN ALL APPROVED MANNER AND DO SO WITH MINIMUM INTERRUPTION OF SERVICE TO THE EXISTING LINES.
6. REFER TO ELECTRICAL AND MECHANICAL SITE PLANS FOR LOCATIONS OF UNDERGROUND ELECTRICAL, TELEPHONE AND MECHANICAL LINES AND MANHOLES.
7. REFER TO PLUMBING PLANS FOR WATER AND SEWER CONNECTIONS WITHIN NEW STRUCTURES.

N

1 / C1.1 PARTIAL SITE PLAN
SCALE: 1" = 20'

NOTES:

1. REFERENCE LINE AND POINTS WERE BASED ON TOPOGRAPHIC SURVEY BY: _____
2. REFER TO ARCHITECTURAL DWGS. FOR BUILDING GRID LAYOUT AND ALL NEW STRUCTURE LAYOUT.

STEVE V. BALDEVIA
CERTIFICATE
NO. 516
(CIVIL)
EXP. _____
GUAM
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

_____

FINAL SUBMITTAL

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

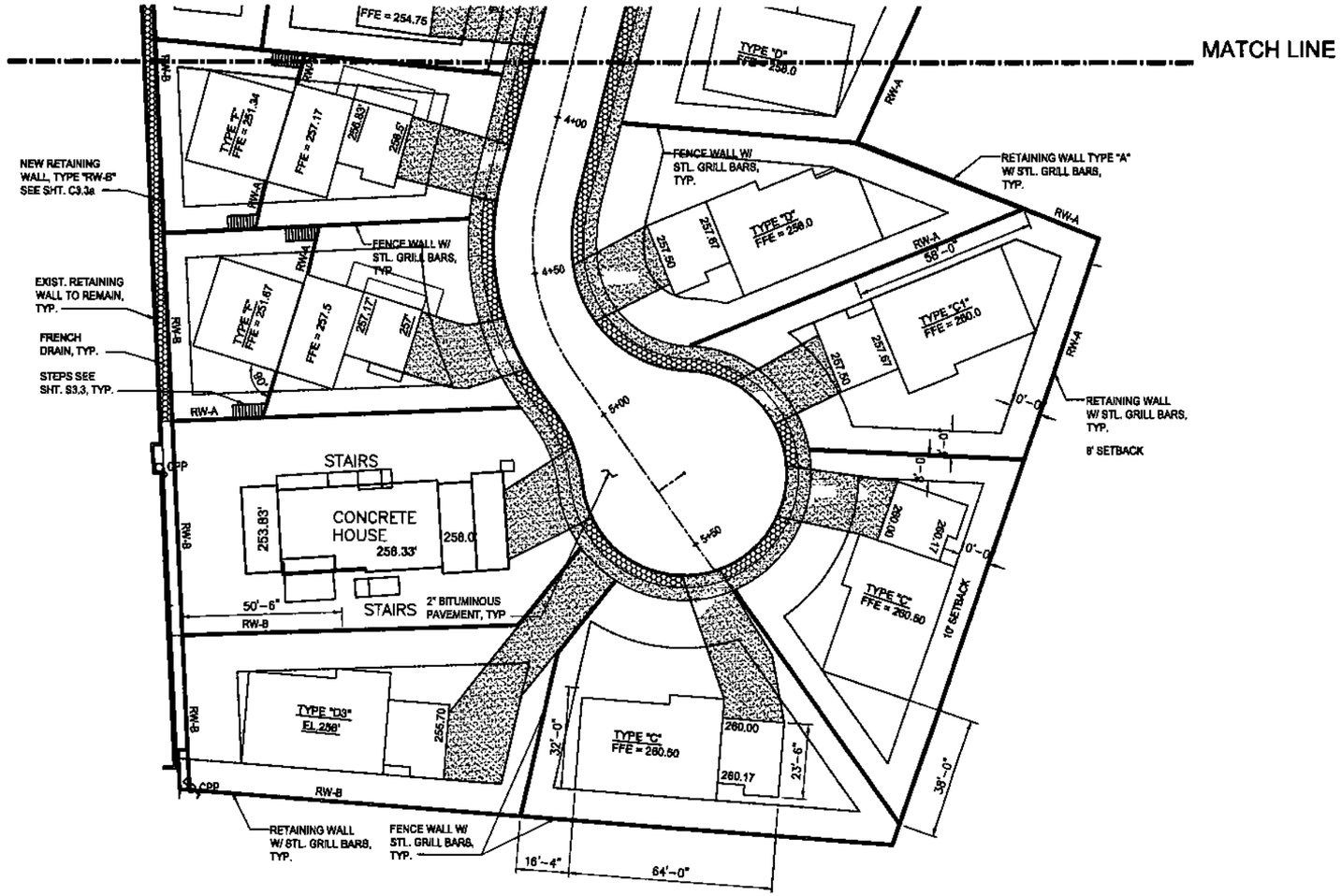
CONTENT: PARTIAL SITE PLAN & NOTES

DEVELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. C1.1

SHEET OF



1 C1.2 PARTIAL SITE PLAN
SCALE: 1" = 20'

LEGEND:

EXISTING / NEW

- STRUCTURAL
- BITUMINOUS PAVEMENT, SEE C2.1
- CONC. WALKWAY, SEE C2.1
- CONC. CURB W/ DRAINAGE OPENINGS @ 10FT. O.C., SEE C2.1
- PROPERTY LINE, SEE NOTE #1
- R1-1 REGULATORY SIGN, SEE C2.1
- FRENCH DRAIN W/ PERFORATED STORM DRAIN PIPE DRAIN SEE SHEET C2.6
- RETAINING WALL (RW-1, RW-2) W/ STL. GRILL BARS, SEE SHT. C3.3
- FENCE WALL W/ STL. GRILL BARS (SEE SHT. C3.3)
- BUILDING SETBACK LIMITS FRONT 15', SIDES = 8', REAR = 10'

NOTES:

1. REFER TO SITE PLOT PLAN DWGS. (SHEETS C0.3, C0.4 & C0.5) FOR INDIVIDUAL LOT SURVEY DATA AND BUILDING SETBACK.
2. SITE LAYOUT, REFERENCE LINES AND POINTS WERE BASED ON TOPOGRAPHIC. SURVEY AND FIELD WORKS.
3. REFER TO THE ARCHITECTURAL DWGS. FOR BUILDING GRID LAYOUT AND ALL NEW STRUCTURES.
4. ALL UNDERGROUND UTILITY LINES SHOWN ON THIS SHEET WERE BASED ON AVAILABLE DOCUMENTS AND ARE APPROXIMATE LOCATIONS ONLY. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATIONS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS FOR THIS PROJECT AND ACTUAL FIELD CONDITIONS WHICH MAY INTERFERE WITH THIS PROJECT.
5. THE CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER AND SEWER LINES IN ALL APPROVED MANNER AND DO SO WITH MINIMUM INTERRUPTION OF SERVICE TO THE EXISTING LINES.
6. REFER TO ELECTRICAL AND MECHANICAL SITE PLANS FOR LOCATIONS OF UNDERGROUND ELECTRICAL, TELEPHONE AND MECHANICAL LINES AND MANHOLES.
7. REFER TO PLUMBING PLANS FOR WATER AND SEWER CONNECTIONS WITHIN NEW STRUCTURES.

FINAL SUBMITTAL

EDDIE V. BALDEVIA CERTIFICATE NO. 515 (CIVIL) EXP. GUAM PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

CONTENT: PARTIAL SITE PLAN & NOTES

DEVELOPER: TRI, Inc.

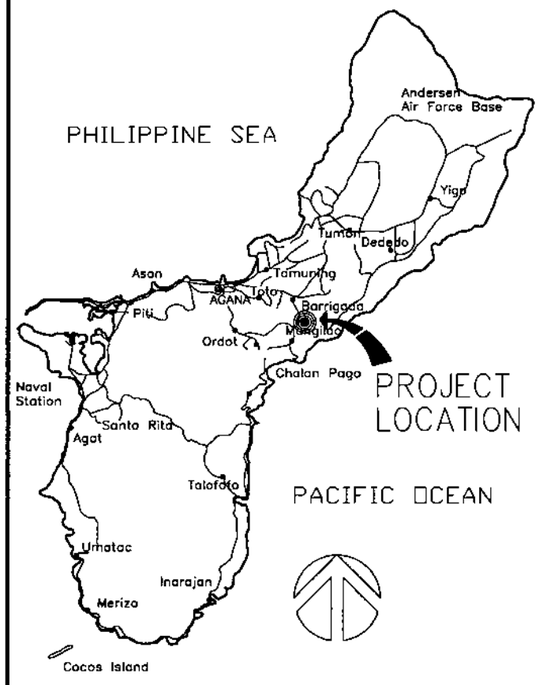
PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. C1.2

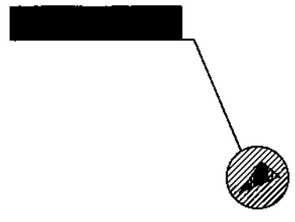
SHEET OF

PARADISE COURT SUBDIVISION
3-BEDROOM RESIDENCE
OLD PRICE ROAD, MANGILAO

MAP OF GUAM



VICINITY MAP



INDEX OF DRAWINGS

	SHEET	DWGS.	DESCRIPTIONS
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	C0.3	4 OF –	SITE PLOT PLAN
	C1.1	5 OF –	PARTIAL SITE PLAN
	C1.2	6 OF –	PARTAIL SITE PLAN
	C1.3	7 OF –	PARTAIL SITE GRADING & DRAINAGE PLAN
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TYPE "A"	A1.1	31 OF –	FLOOR AND ROOF PLAN
	A1.2	32 OF –	BUILDING ELEVATIONS AND SECTION
	S1.1	33 OF –	FOUNDATION PLAN
	S1.2	34 OF –	ROOF FRAMING PLAN AND DETAILS
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	P1.2	36 OF –	ISOMETRIC VIEW AND DETAILS
	E1.1	37 OF –	ELECTRICAL PLAN, NOTES AND DETAILS

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TYPE "B"	A2.1	35 OF –	FLOOR AND ROOF PLAN
	A2.2	36 OF –	BUILDING ELEVATIONS AND SECTION
	S2.1	37 OF –	FOUNDATION PLAN
	S2.2	38 OF –	ROOF FRAMING PLAN AND DETAILS
	P2.1	39 OF –	PLUMBING PLAN AND GENERAL NOTES
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	A3.2	43 OF –	BUILDING ELEVATIONS AND SECTION
	S3.1	44 OF –	FOUNDATION PLAN
	S3.2	45 OF –	ROOF FRAMING PLAN AND DETAILS
	P3.1	46 OF –	PLUMBING PLAN AND GENERAL NOTES
	P3.2	47 OF –	ISOMETRIC VIEW AND DETAILS
	E3.1	48 OF –	ELECTRICAL PLAN, NOTES AND DETAILS
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	A4.2	50 OF –	BUILDING ELEVATIONS AND SECTION
	S4.1	51 OF –	FOUNDATION PLAN
	S4.2	52 OF –	ROOF FRAMING PLAN AND DETAILS
	P4.1	53 OF –	PLUMBING PLAN AND GENERAL NOTES
	P4.2	54 OF –	ISOMETRIC VIEW AND DETAILS
	E4.1	55 OF –	ELECTRICAL PLAN, NOTES AND DETAILS
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	P5.1	60 OF –	PLUMBING PLAN AND GENERAL NOTES
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	E5.1	62 OF –	ELECTRICAL PLAN, NOTES AND DETAILS
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	S6.1	65 OF –	FOUNDATION PLAN
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	P6.1	67 OF –	PLUMBING PLAN AND GENERAL NOTES
	P6.2	68 OF –	ISOMETRIC VIEW AND DETAILS
	E6.1	69 OF –	ELECTRICAL PLAN, NOTES AND DETAILS
TYPE "D1"	A7.1	70 OF –	FLOOR AND ROOF PLAN
	A7.2	71 OF –	BUILDING ELEVATIONS AND SECTION
	S7.1	72 OF –	FOUNDATION PLAN
	S7.2	73 OF –	ROOF FRAMING PLAN AND DETAILS
	P7.1	74 OF –	PLUMBING PLAN AND GENERAL NOTES
	P7.2	75 OF –	ISOMETRIC VIEW AND DETAILS
	E7.1	76 OF –	ELECTRICAL PLAN, NOTES AND DETAILS

	SHEET	DWGS.	DESCRIPTIONS
TYPE "E"	A8.1	77 OF –	FLOOR AND ROOF PLAN
	A8.2	78 OF –	BUILDING ELEVATIONS AND SECTION
	S8.1	79 OF –	FOUNDATION PLAN
	S8.2	80 OF –	ROOF FRAMING PLAN AND DETAILS
	P8.1	81 OF –	PLUMBING PLAN AND GENERAL NOTES
	P8.2	82 OF –	ISOMETRIC VIEW AND DETAILS
	E8.1	83 OF –	ELECTRICAL PLAN, NOTES AND DETAILS
TYPE "F"	A9.1	84 OF –	FLOOR AND ROOF PLAN
	A9.2	85 OF –	BUILDING ELEVATIONS AND SECTION
	S9.1	86 OF –	FOUNDATION PLAN
	S9.2	87 OF –	ROOF FRAMING PLAN AND DETAILS
	P9.1	88 OF –	PLUMBING PLAN AND GENERAL NOTES
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	A10.3	93 OF –	KITCHEN PLAN AND MISC. DETAILS
	S10.1	94 OF –	STRUCTURAL CRITERIA, AND TYP. DETAILS

REINE V. BALONDO CERTIFICATE NO. 318 (CIVIL) EXP. 4/30/18 GUAM PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	
CHK	EVB

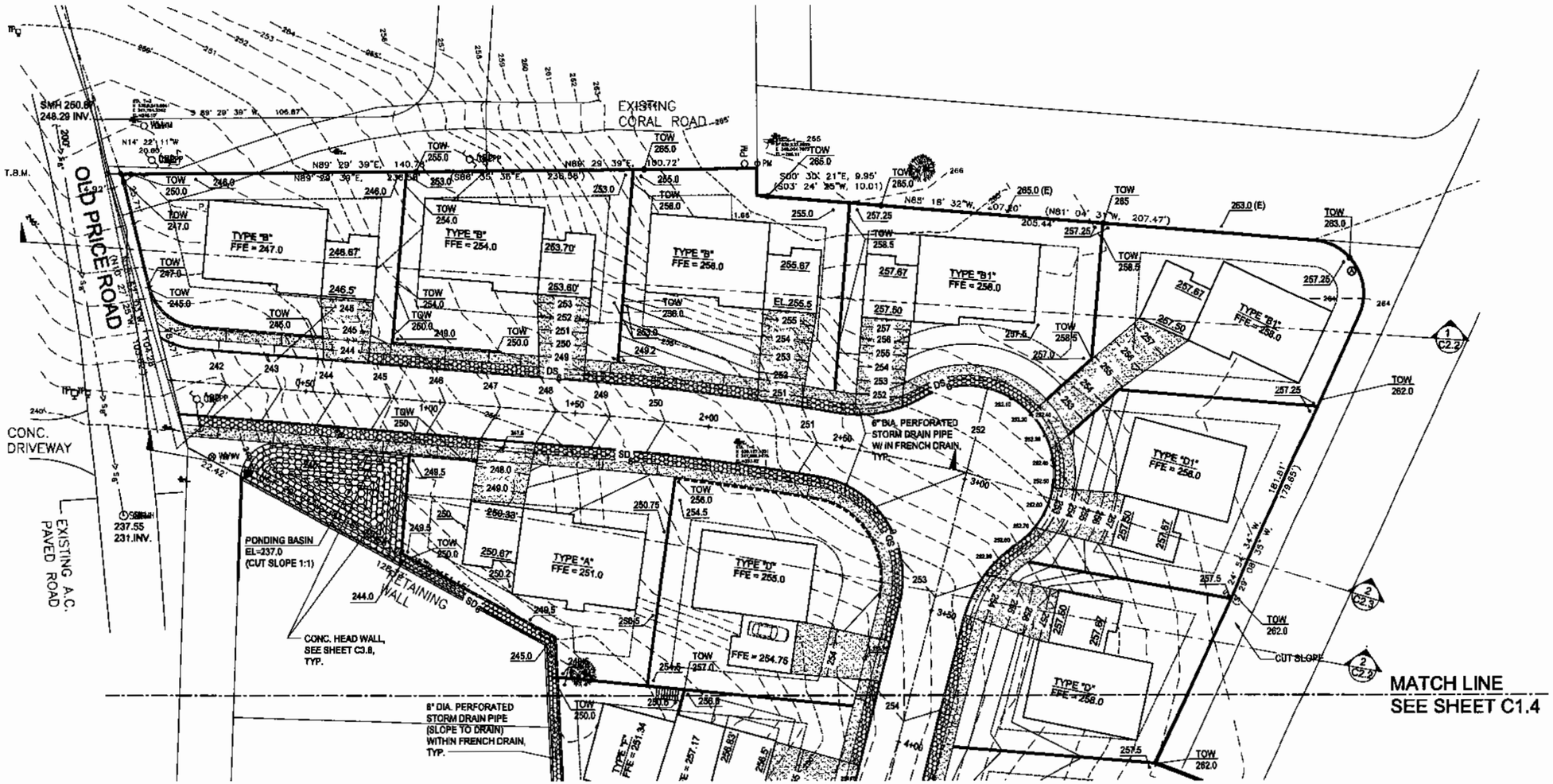
CONTENT: TITLE SHEET, INDEX OF DRAWINGS, MAP OF GUAM, AND VICINITY MAP

DEVELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. T1.0

SHEET OF



NOTES:

1. REFERENCE LINE AND POINTS WERE BASED ON TOPOGRAPHIC SURVEY BY: _____
2. REFER TO ARCHITECTURAL DWGS. FOR BUILDING GRID LAYOUT AND ALL NEW STRUCTURES.

LEGEND:

EXISTING	NEW	
00		
0.00	0.00 (E) / 0.00	SPOT ELEVATIONS
TOW= (0.00)	TOW 0.00	TOP OF WALL ELEVATION (TOW)
		FRENCH DRAIN W/ PERFORATED STORM DRAIN PIPE SEE SHEET C2.6
		RETAINING WALL (RW-1, RW-2) W/ STL. GRILL BARS, SEE SHT. C3.3
		FENCE WALL W/ STL. GRILL BARS (SEE SHT. C3.3)

N

1 / C1.3 PARTIAL SITE UTILITY PLAN

SCALE: 1" = 20'

NOTES:

1. ALL UNDERGROUND UTILITY LINES SHOWN ON THIS SHEET WERE BASED ON AVAILABLE DOCUMENTS AND ARE APPROXIMATE LOCATIONS ONLY. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATIONS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS FOR THIS PROJECT AND ACTUAL FIELD CONDITIONS WHICH MAY INTERFERE WITH THIS PROJECT.
2. REFER TO ELECTRICAL AND MECHANICAL SITE PLANS FOR LOCATIONS OF UNDERGROUND ELECTRICAL, TELEPHONE AND MECHANICAL LINES AND MANHOLES.
3. REFER TO PLUMBING PLANS FOR WATER AND SEWER CONNECTIONS WITHIN NEW STRUCTURES.
4. THE CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER AND SEWER LINES IN ALL APPROVED MANNER AND DO SO WITH MINIMUM INTERRUPTION OF SERVICE TO THE EXISTING LINES.
5. SITE LAYOUT, REFERENCE LINES AND POINTS WERE BASED ON TOPOGRAPHIC. SURVEY BY: _____, FIELD WORK _____.
6. REFER TO THE ARCHITECTURAL DWGS. FOR BUILDING GRID LAYOUT AND ALL NEW STRUCTURES.
7. REFER TO SITE PLOT PLAN DWGS. (SHEET C0.3) FOR INDIVIDUAL LOT SURVEY DATA
8. DURING SITE GRADING WORK, FILL SLOPE BENCHING REQUIRED (WHERE OCCURS), SEE DETAIL 2 SHEET C3.8

FINAL SUBMITTAL

ERIK V. BALDEVIA CERTIFICATE NO. 518 (CIVIL) EXP. GUAM PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :

PROPOSED 3-BEDROOM RESIDENCE

LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

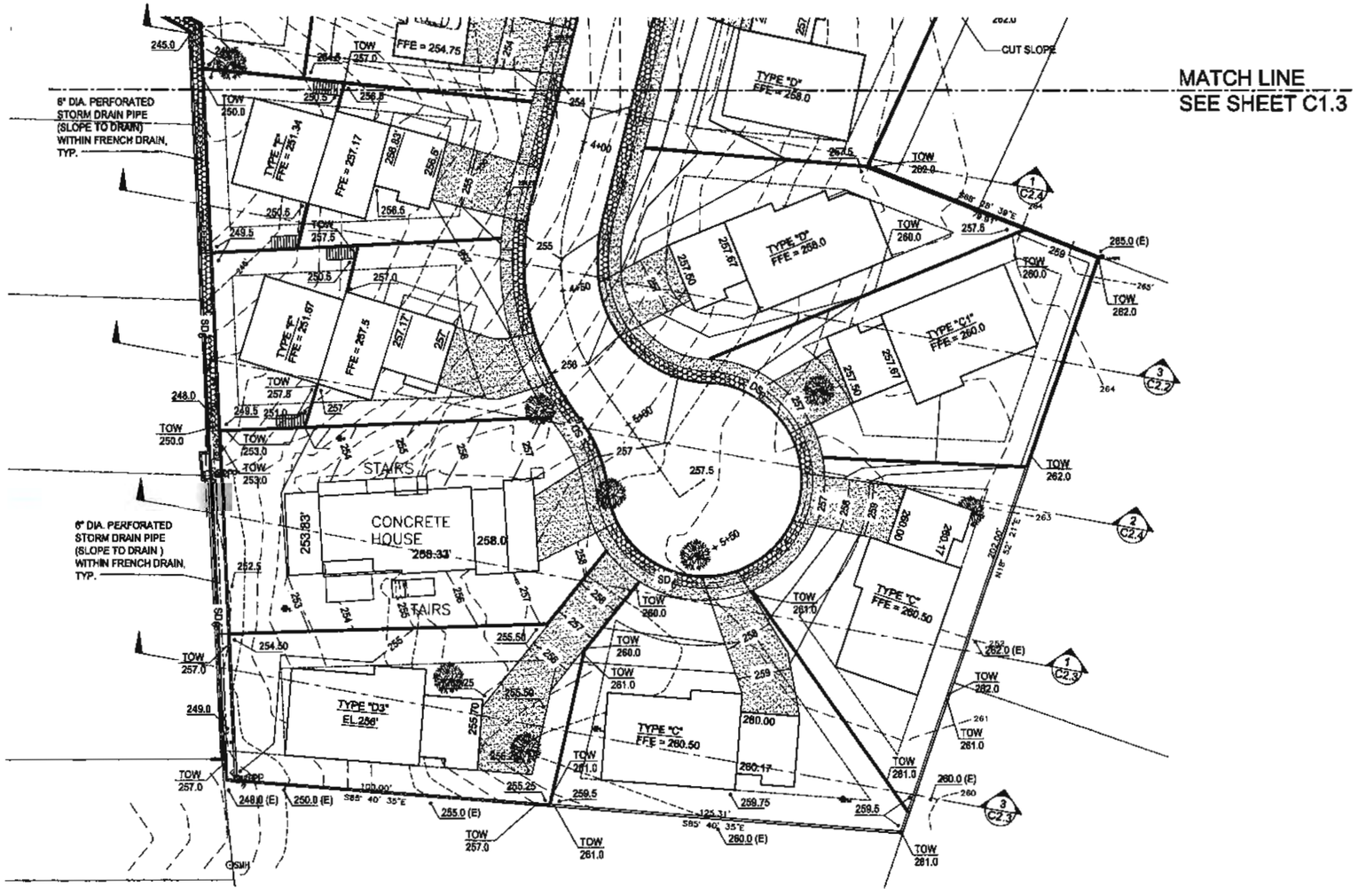
CONTENT: PARTIAL SITE GRATING PLAN & NOTES

DEVELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. C1.3

SHEET OF



1 C1.4 PARTIAL SITE GRADING PLAN
SCALE: 1" = 20'

NOTES:

1. REFERENCE LINE AND POINTS WERE BASED ON TOPOGRAPHIC SURVEY BY: _____
2. REFER TO ARCHITECTURAL DWGS. FOR BUILDING GRID LAYOUT AND ALL NEW STRUCTURES.

LEGEND:

EXISTING	NEW	
00		
0.00	0.00 (E) / 0.00	SPOT ELEVATIONS
TOW=(0.00)	TOW 0.00	TOP OF WALL ELEVATION (TOW)
		FRENCH DRAIN W/ PERFORATED STORM DRAIN PIPE DRAIN SEE SHEET C2.8
		RETAINING WALL (RW-1, RW-2) W/ STL. GRILL BARS, SEE SHT. C3.9
		FENCE WALL W/ STL. GRILL BARS (SEE SHT. C3.3)

NOTES:

1. ALL UNDERGROUND UTILITY LINES SHOWN ON THIS SHEET WERE BASED ON AVAILABLE DOCUMENTS AND ARE APPROXIMATE LOCATIONS ONLY. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATIONS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS FOR THIS PROJECT AND ACTUAL FIELD CONDITIONS WHICH MAY INTERFERE WITH THIS PROJECT.
2. REFER TO ELECTRICAL AND MECHANICAL SITE PLANS FOR LOCATIONS OF UNDERGROUND ELECTRICAL, TELEPHONE AND MECHANICAL LINES AND MANHOLES.
3. REFER TO PLUMBING PLANS FOR WATER AND SEWER CONNECTIONS WITHIN NEW STRUCTURES.
4. THE CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER AND SEWER LINES IN ALL APPROVED MANNER AND DO SO WITH MINIMUM INTERRUPTION OF SERVICE TO THE EXISTING LINES.
5. SITE LAYOUT, REFERENCE LINES AND POINTS WERE BASED ON TOPOGRAPHIC. SURVEY BY: _____, FIELD WORK _____.
6. REFER TO THE ARCHITECTURAL DWGS. FOR BUILDING GRID LAYOUT AND ALL NEW STRUCTURES.
7. REFER TO SITE PLOT PLAN DWGS. (SHEET C0.3) FOR INDIVIDUAL LOT SURVEY DATA.
8. DURING SITE GRADING WORK, FILL SLOPE BENCHING REQUIRED (WHERE OCCURS), SEE DETAIL 2 SHEET C3.8

ERIK V. BALDEVIA No. 515 (CIVIL) EXP. _____ GUAM PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

CONTENT: PARTIAL SITE GRATING PLAN & NOTES

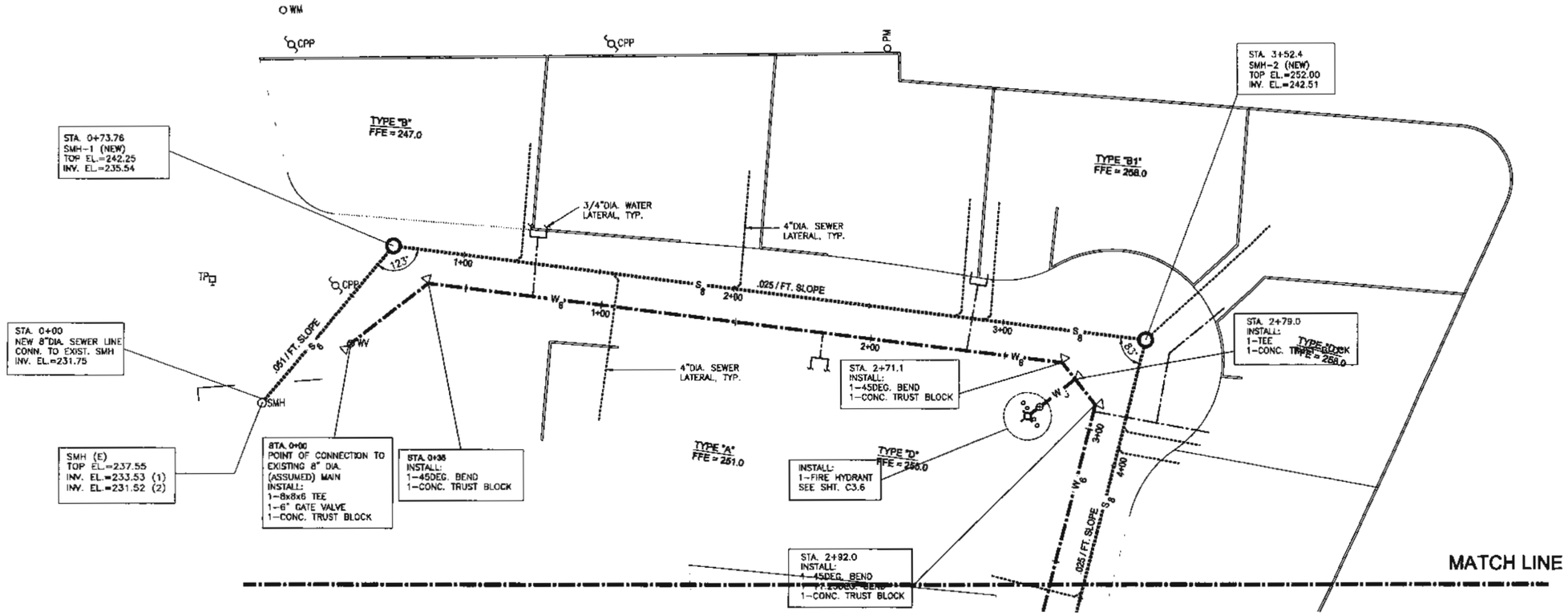
DEVELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. C1.4

SHEET OF

FINAL SUBMITTAL



N

1 / C0.2 PARTIAL SITE UTILITY PLAN

SCALE: 1" = 20'

NOTES:

1. REFERENCE LINE AND POINTS WERE BASED ON TOPOGRAPHIC SURVEY BY: _____
2. REFER TO ARCHITECTURAL DWGS. FOR BUILDING GRID LAYOUT AND ALL NEW STRUCTURES.

LEGEND:

EXISTING	NEW	
OO		
0.00 / 0.00 (E)	0.00	SPOT ELEVATIONS
TOW= (0.00)	TOW 0.00	TOP OF WALL ELEVATION (TOW)
		FRENCH DRAIN W/ PERFORATED STORM DRAIN PIPE DRAIN SEE SHEET C2.6
		RETAINING WALL (RW-1, RW-2) W/ STL. GRILL BARS, SEE SHT. C3.3
		FENCE WALL W/ STL. GRILL BARS (SEE SHT. C3.3)

NOTES:

1. REFER TO ARCHITECTURAL DWGS. FOR BUILDING GRID LAYOUT AND ALL NEW STRUCTURES.
2. NEW AND EXISTING WATERLINE MAIN CONNECTION SEE SHEET C3.5, ROAD TRENCH RESTORATION DETAIL SEE SHEET C3.2
3. NEW WATER MAIN BURIAL SHALL BE 4FT. MAXIMUM, TRENCH DETAIL SEE SHEET C3.2 (SIMILAR, NO FLOWABLE FILL REQUIRED).
4. NEW SEWER TRENCH AT EXISTING ROAD, ROAD TRENCH RESTORATION DETAIL SEE SHEET C3.2
5. NEW SEWER MAIN BURIAL NOTED ON SITE PLAN, TRENCH DETAIL SEE SHEET C3.2 (SIMILAR, NO FLOWABLE FILL REQUIRED).
6. NEW CONCRETE THRUST BLOCKS FOR BENDS IN ALL MAIN WATER MAIN JOINERY CONNECTION PIPES, SEE C3.5
7. WATER LATERAL DETAILS SEE SHEET C3.6
8. SEWER MANHOLE AND LATERAL DETAILS, SEE SHEET C3.7

FINAL SUBMITTAL

ERIK V. BALDEVIESO CERTIFIED No. 516 (CIVIL) EXP. --- GUAM PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :

PROPOSED 3-BEDROOM RESIDENCE

LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

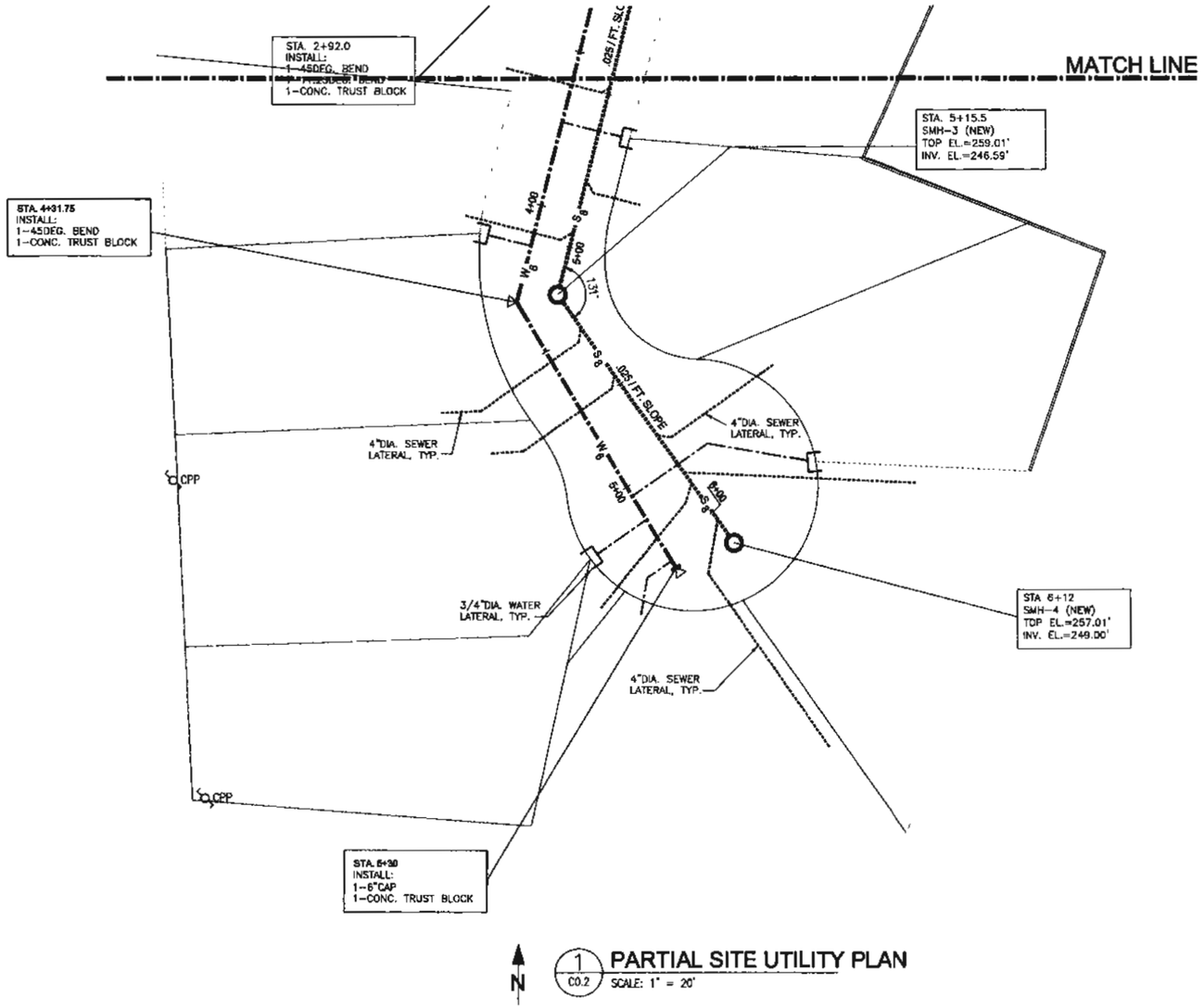
CONTENT: PARTIAL SITE UTILITY PLAN & NOTES

DEVELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. C1.5

SHEET OF



1 / C0.2 PARTIAL SITE UTILITY PLAN
SCALE: 1" = 20'

NOTES:

1. REFERENCE LINE AND POINTS WERE BASED ON TOPOGRAPHIC SURVEY BY: _____
2. REFER TO ARCHITECTURAL DWGS. FOR BUILDING GRID LAYOUT AND ALL NEW STRUCTURES.

LEGEND:

EXISTING	NEW	
—00—		
0.00	0.00 (E) / 0.00	SPOT ELEVATIONS
TOW= (0.00)	TOW 0.00	TOP OF WALL ELEVATION (TOW)
		FRENCH DRAIN W/ PERFORATED STORM DRAIN PIPE DRAIN SEE SHEET C2.6
		RETAINING WALL (RW-1, RW-2) W/ STL. GRILL BARS, SEE SHT. C3.3
		FENCE WALL W/ STL. GRILL BARS (SEE SHT. C3.3)

NOTES:

1. REFER TO ARCHITECTURAL DWGS. FOR BUILDING GRID LAYOUT AND ALL NEW STRUCTURES.
2. NEW AND EXISTING WATERLINE MAIN CONNECTION SEE SHEET C3.5, ROAD TRENCH RESTORATION DETAIL SEE SHEET C3.2
3. NEW WATER MAIN BURIAL SHALL BE 4FT. MAXIMUM, TRENCH DETAIL SEE SHEET C3.2 (SIMILAR, NO FLOWABLE FILL REQUIRED).
4. NEW SEWER TRENCH AT EXISTING ROAD, ROAD TRENCH RESTORATION DETAIL SEE SHEET C3.2
5. NEW SEWER MAIN BURIAL NOTED ON SITE PLAN, TRENCH DETAIL SEE SHEET C3.2 (SIMILAR, NO FLOWABLE FILL REQUIRED).
6. NEW CONCRETE THRUST BLOCKS FOR BENDS IN ALL MAIN WATER MAIN JOINERY CONNECTION PIPES, SEE C3.5
7. WATER LATERAL DETAILS SEE SHEET C3.6
8. SEWER MANHOLE AND LATERAL DETAILS, SEE SHEET C3.7

ERICK V. BALDERAS
PRC (ME) NO. 518 (CIVIL)
EXP. _____
PROFESSIONAL ENGINEER

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

CONTENT: PARTIAL SITE UTILITY PLAN & NOTES

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

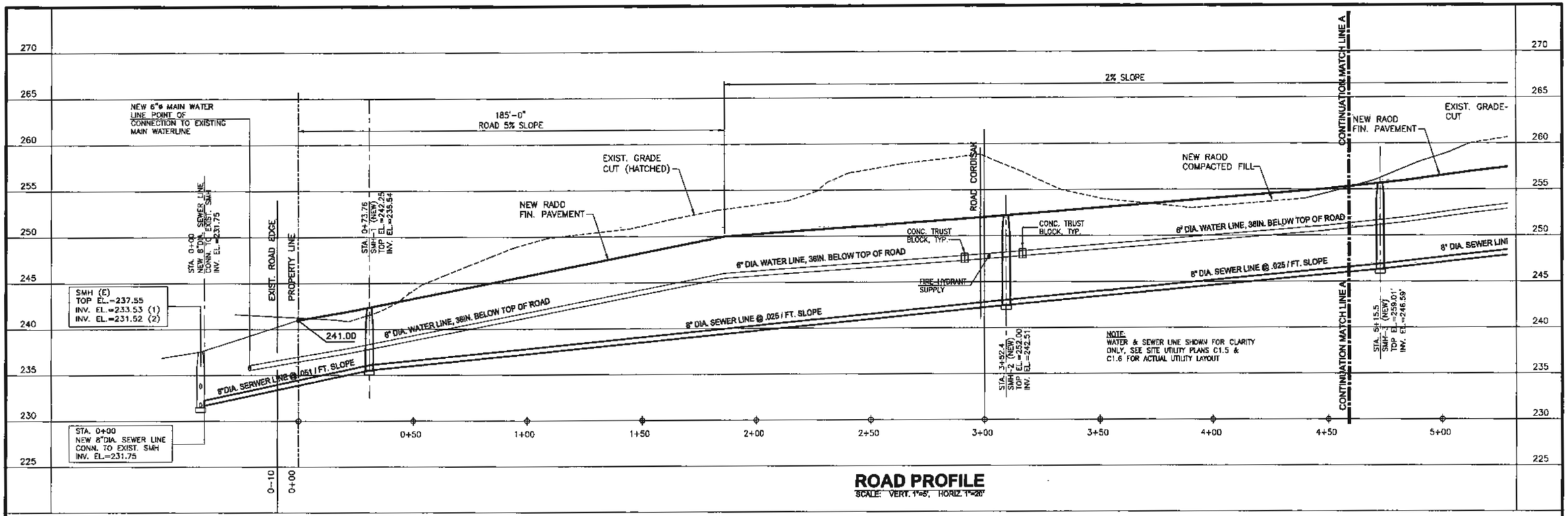
DEVELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

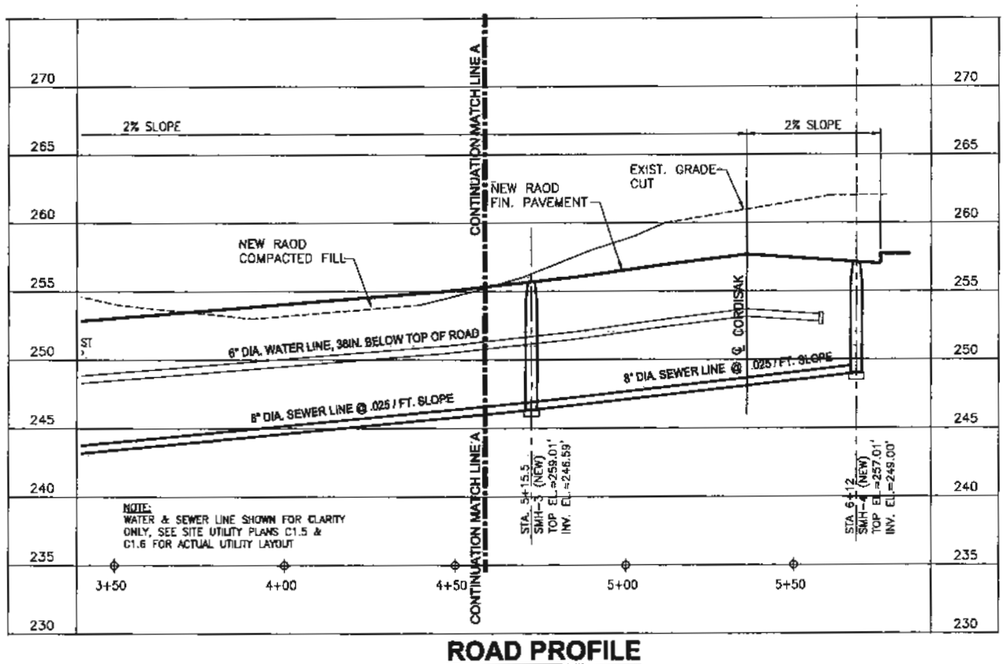
DRAWING NO. C1.6

SHEET OF

FINAL SUBMITTAL



ROAD PROFILE
SCALE: VERT. 1"=5', HORIZ. 1"=20'



ROAD PROFILE
SCALE: VERT. 1"=5', HORIZ. 1"=20'

FINAL SUBMITTAL

EDWIN V. BALDERAS CERTIFICATE NO. 516 (CWL) EXP. _____ GUAM PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

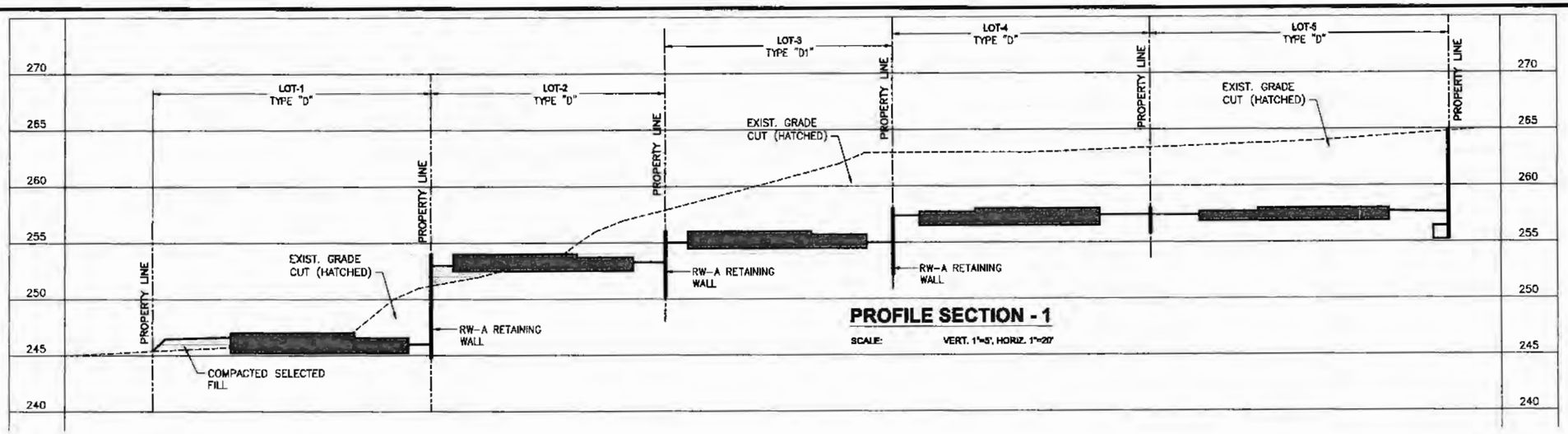
CONTENT: ROAD PROFILE

DEVELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

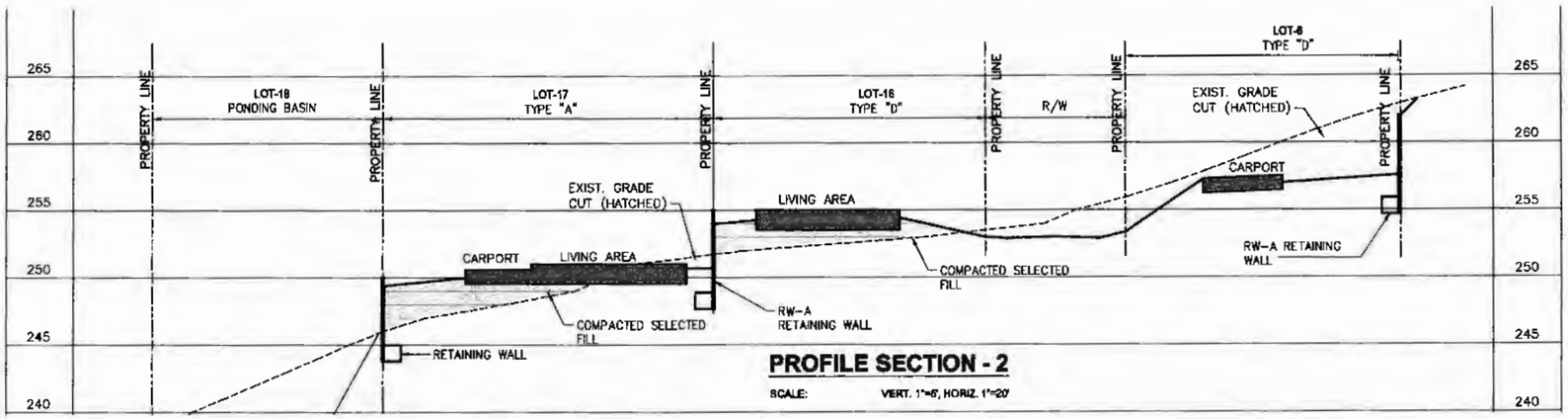
DRAWING NO. C2.1

SHEET OF



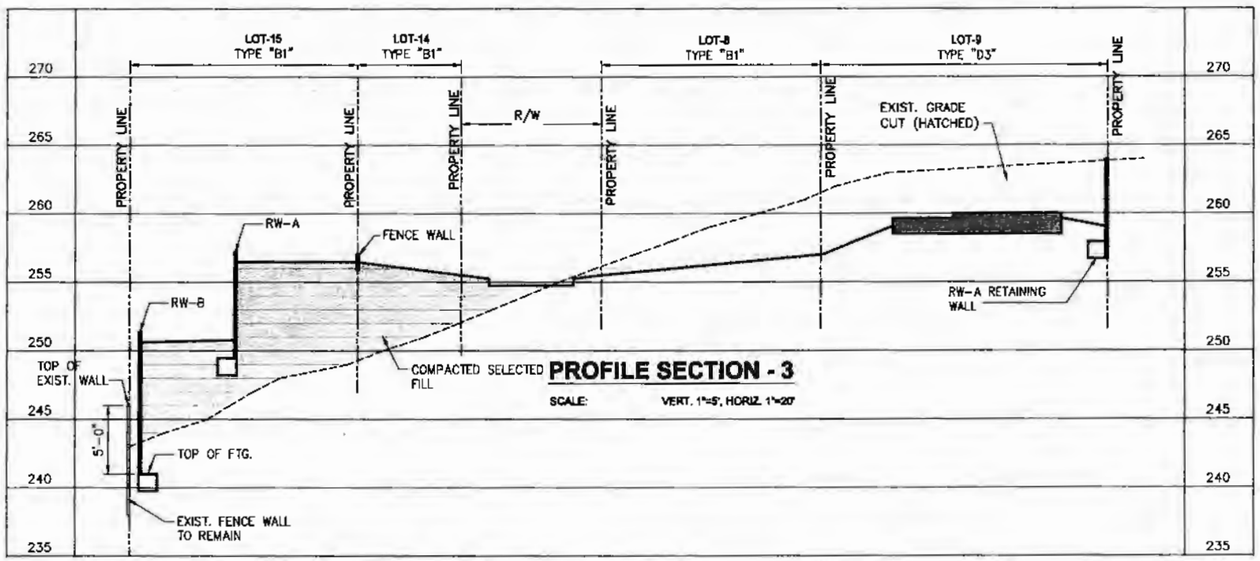
PROFILE SECTION - 1

SCALE: VERT. 1"=5', HORIZ. 1"=20'



PROFILE SECTION - 2

SCALE: VERT. 1"=5', HORIZ. 1"=20'



PROFILE SECTION - 3

SCALE: VERT. 1"=5', HORIZ. 1"=20'

FINAL SUBMITTAL

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE:

PROPOSED 3-BEDROOM RESIDENCE

LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK	EVB/ELOY

CONTENT: SITE PROFILES

DEVELOPER: TRI, Inc.

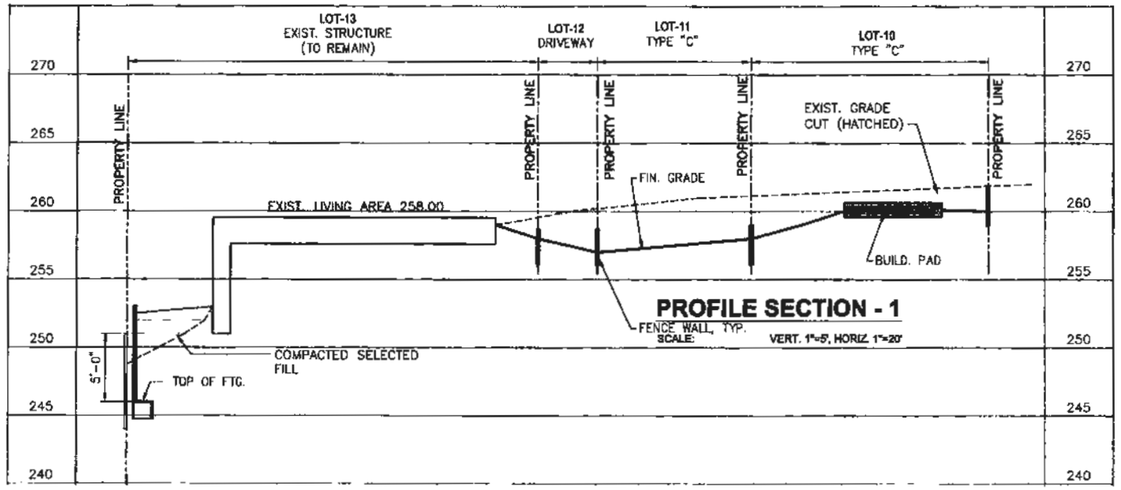
PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. C2.2

SHEET OF

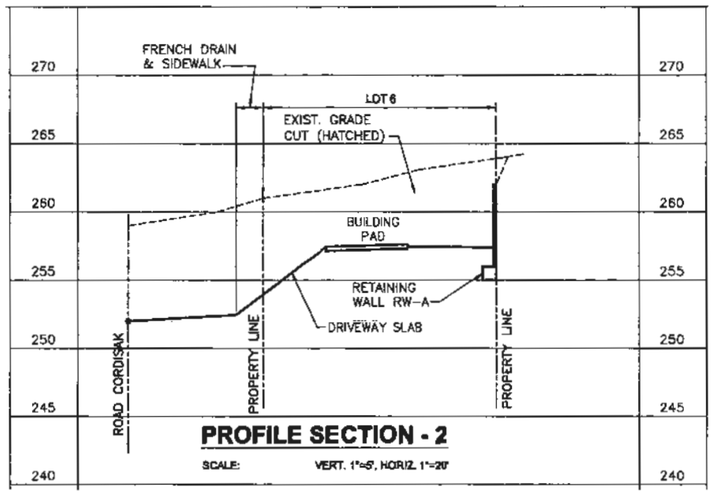
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

JOSE V. SALBUVID CERTIFIED NO. 516 (CIVIL) EXP. GUAM PROFESSIONAL ENGINEER



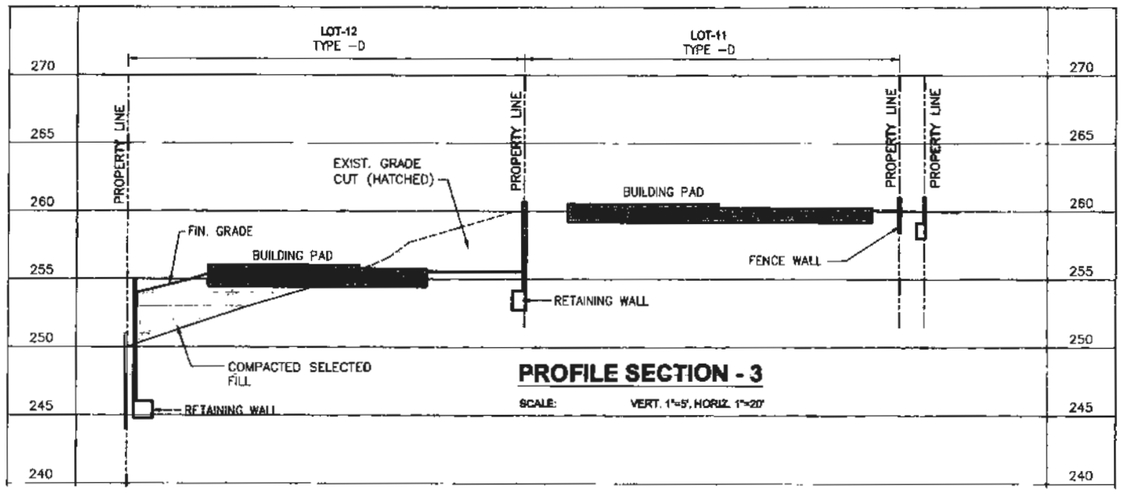
PROFILE SECTION - 1

SCALE: VERT. 1"=5', HORIZ. 1"=20'



PROFILE SECTION - 2

SCALE: VERT. 1"=5', HORIZ. 1"=20'



PROFILE SECTION - 3

SCALE: VERT. 1"=5', HORIZ. 1"=20'

FINAL SUBMITTAL

EDWIN V. BALBUENA
CERTIFICATE
NO. 516
(DWL)
EXP.
GUAM
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

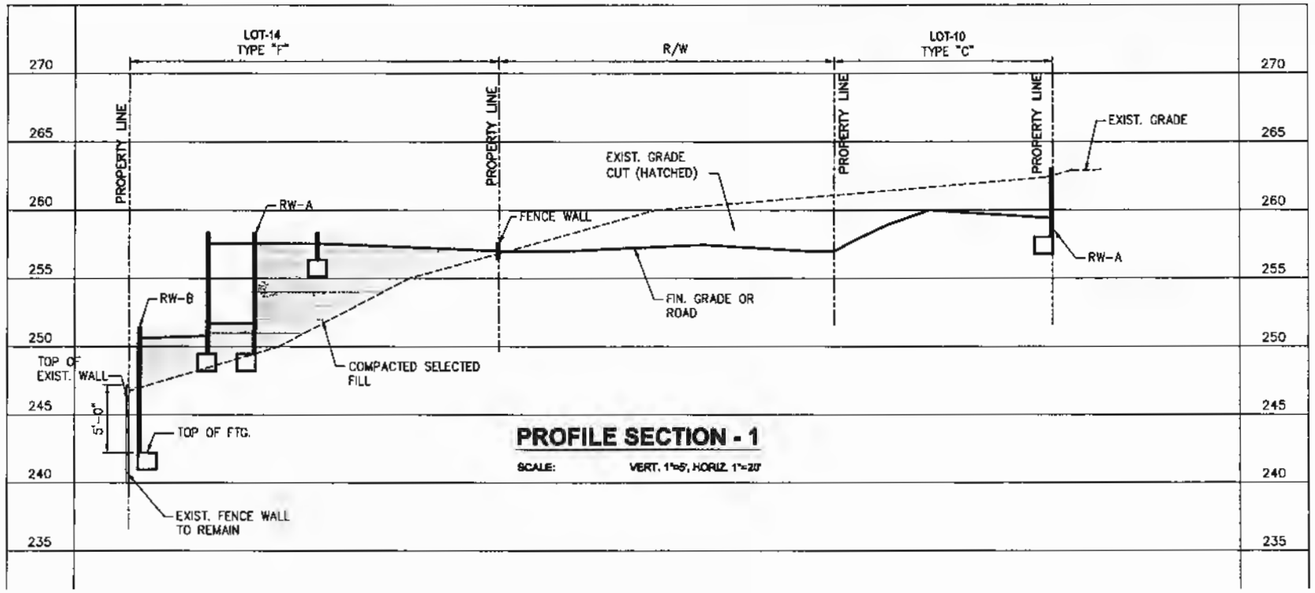
CONTENT: SITE PROFILES

E-VELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

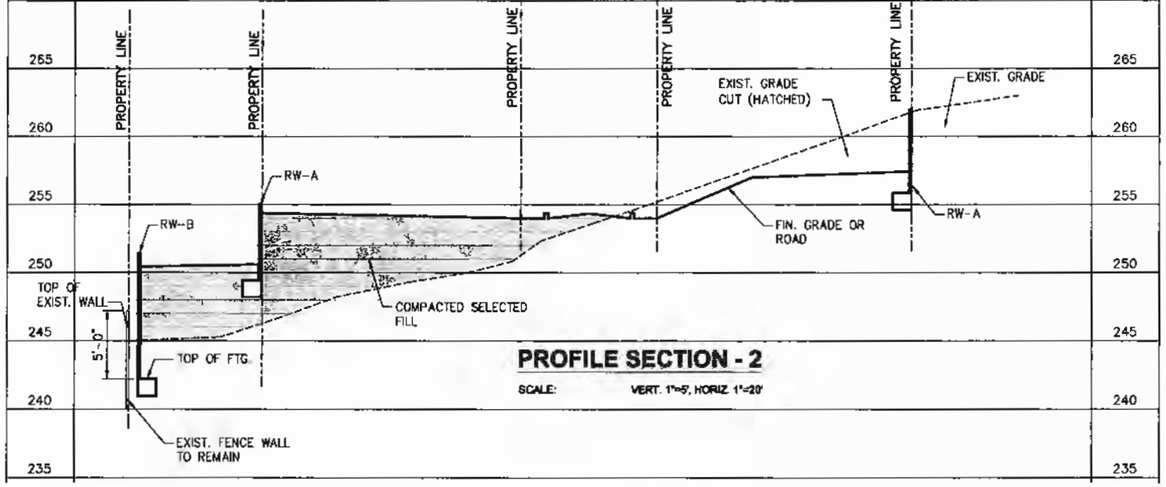
DRAWING NO. C2.3

SHEET OF



PROFILE SECTION - 1

SCALE: VERT. 1"=5', HORIZ. 1"=20'



PROFILE SECTION - 2

SCALE: VERT. 1"=5', HORIZ. 1"=20'

FINAL SUBMITTAL

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

EDDIE V. BAUTISTA CERTIFICATE NO. 515 (CIVIL) EXP. GUAM PROFESSIONAL ENGINEER

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

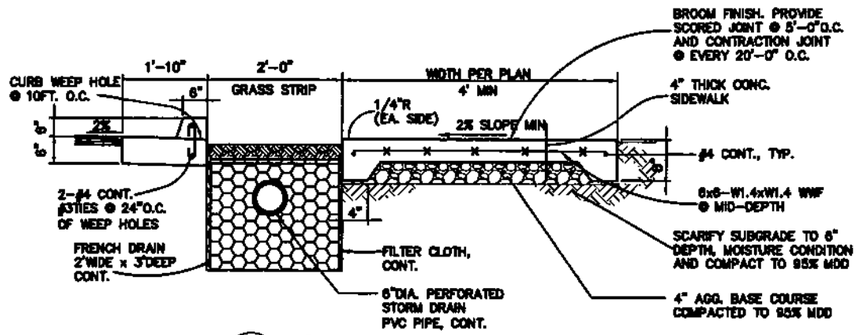
CONTENT: SITE PROFILES

DEVELOPER: TRI, Inc.

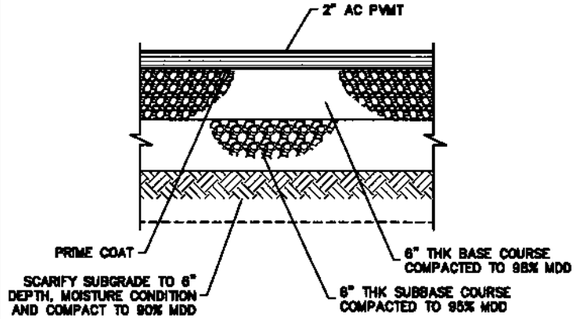
PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. C2.4

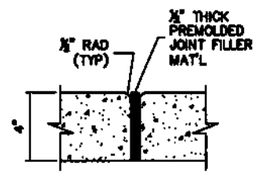
SHEET OF



1 C3.1 CONCRETE SIDEWALK
NTS

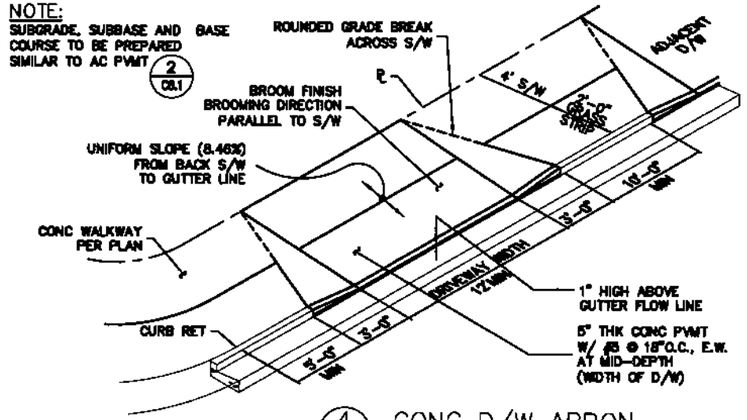


2 C3.1 A.C. PAVEMENT
NTS



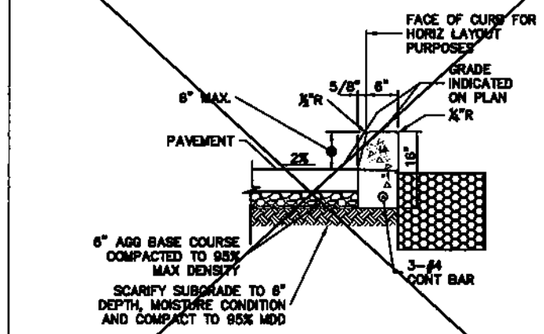
3 C3.1 SIDEWALK CONTRACTION JT
NTS

NOTE:
SUBGRADE, SUBBASE AND BASE COURSE TO BE PREPARED SIMILAR TO AC PVMT (2 C8.1)

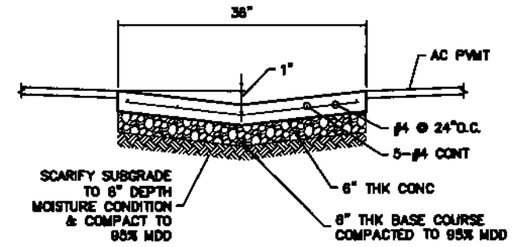


4 C3.1 CONC D/W APRON
NTS

DELETED

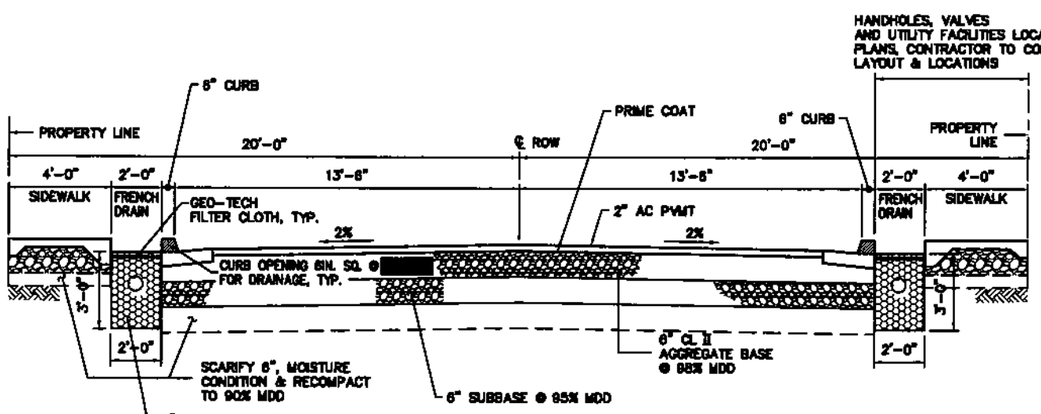


5 C3.1 VERTICAL CURB
NTS



NOTE:
1.0 CONCRETE APRONS BETWEEN CURB AND VALLEY GUTTERS SHALL HAVE THE SAME THICKNESS AND REINFORCING AS VALLEY GUTTERS.

6 C3.1 CONC VALLEY GUTTER
NTS



7 C3.1 TYP. ROAD SECTION
NTS

FINAL SUBMITTAL

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SYMBOL	DATE	BY	REVISION	APPROVED

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LOCATION: OLD PRICE ROAD, MANGILAO

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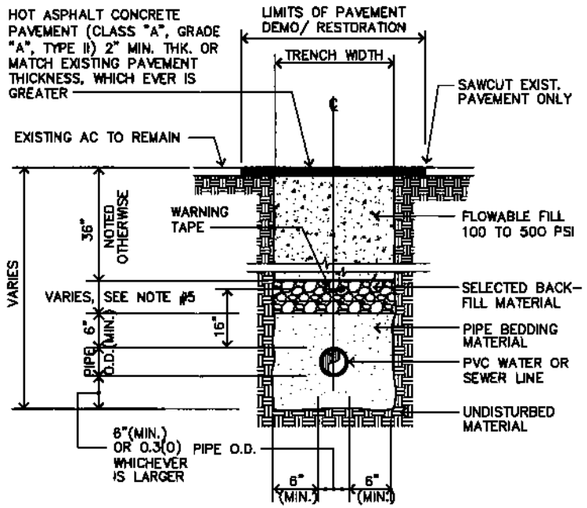
CONTENT: CIVIL DETAILS

DEVELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

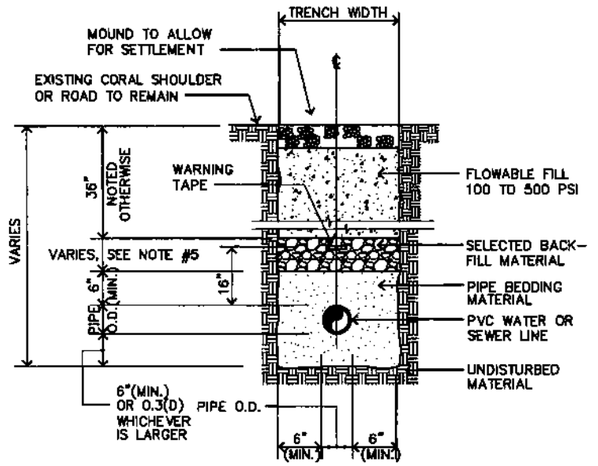
DRAWING NO. C3.1

SHEET OF



3 ROAD RESTORATION DETAIL – PAVED VILLAGE ROAD

NOT TO SCALE



2 ROAD RESTORATION DETAIL – CORAL ROAD OR SHOULDER

NOT TO SCALE

NOTES:

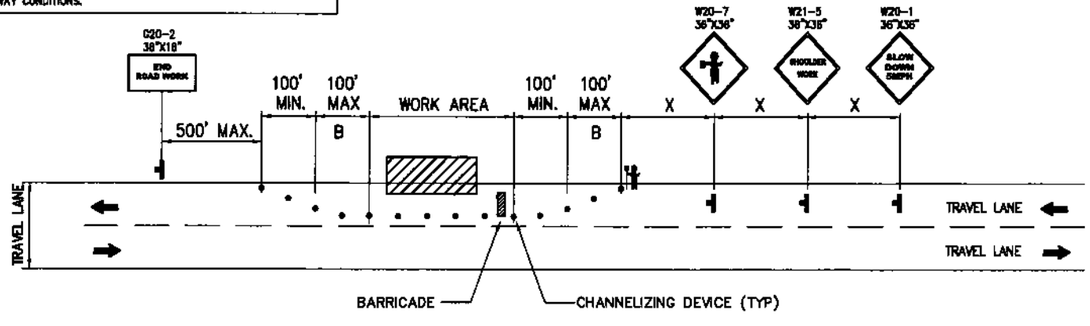
1. CONTRACTOR SHALL APPLY AND OBTAIN ENCROACHMENT PERMIT TO THE STAT OF ANY WORK IN RIGHT OF WAY.
2. CONTRACTOR SHALL NOTIFY DPW'S HIGHWAY SECTION 48 HOURS PRIOR TO START OF WORK (649–3159).
3. DPW RECOMMENDS 7 DAYS CURE TIME FOR THE FLOWABLE FILL PRIOR TO PAVEMENT RESTORATION. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE PROTECTION FOR THE FLOWABLE FILL FROM VEHICULAR LOADING DURING THE CURING PERIOD LANE CLOSURE SHALL NOT BE USED AS AN OPTION DURING THIS CURING PERIOD.
4. APPROVED SELECT FILL MATERIAL BETWEEN FLOWABLE FILL AND BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT EVERY 8" LIFTS.
5. ALL RIGHTS OF WAY RESTORATION WORK SHALL BE PER DPW APPROVAL.
6. ALL RESTORATION WORK SHALL BE PER DPW APPROVAL.

SIGN SPACING = X (1)		
RURAL ROADS & URBAN ARTERIALS	35 / 40 MPH	350'
RURAL ROADS, URBAN ARTERIALS, RESIDENTIAL & BUSINESS DISTRICTS	25 / 30 MPH	200'
URBAN STREETS	25 MPH OR LESS	100'

(1) ALL SPACING MAY BE ADJUSTED TO ACCOMMODATE INTERSECTIONS AND DRIVEWAYS.
(2) THIS SPACING MAY BE REDUCED IN URBAN AREAS TO FIT ROADWAY CONDITIONS.

BUFFER DATA										
LONGITUDINAL BUFFER SPACE = B										
SPEED (MPH)	25	30	35	40	45	50	55	60	65	70
LENGTH (feet)	155	200	250	305	360	425	495	570	645	730

CHANNELIZATION DEVICE SPACING (feet)		
MPH	TAPER	TANGENT
35/40	30	60
25/30	20	40



1 LANE ENCLOSURE ON TWO LANE HIGHWAY

NOT TO SCALE

LEGEND:

- CHANNELIZING DEVICE
- TEMPORARY SIGNS
- TRAFFIC FLOW
- WORK AREA
- BARRICADE

FINAL SUBMITTAL

EDWIN V. BALAJADIA, JR. CERTIFICATE NO. 516 (CIVIL) EXP. GUAM PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

CONTENT: CIVIL DETAILS

DEVELOPER: TRI, Inc.

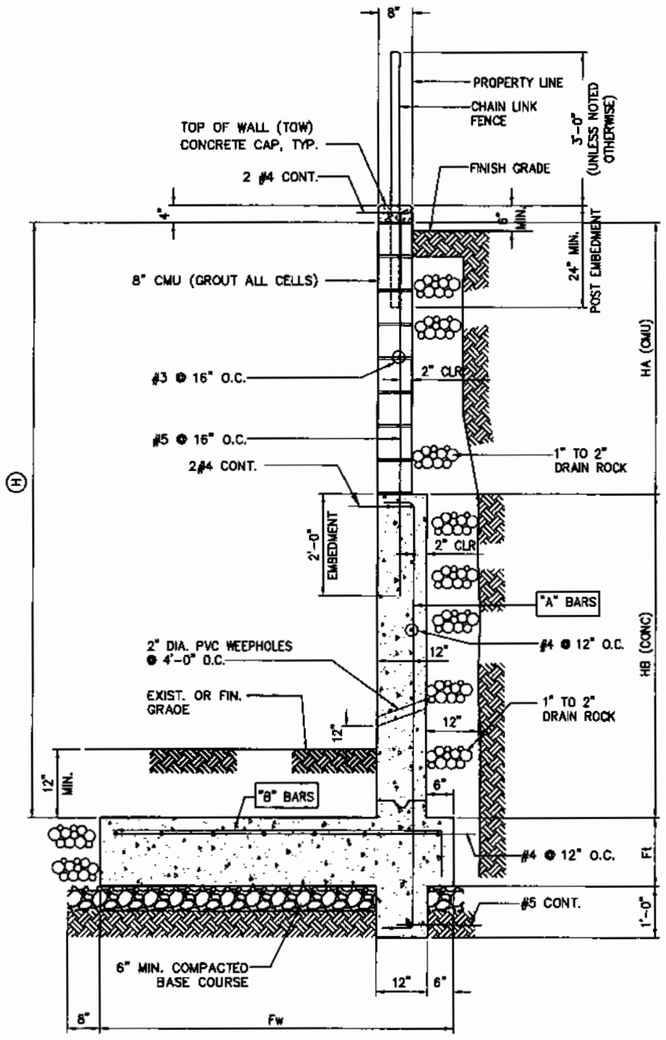
PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. C3.2

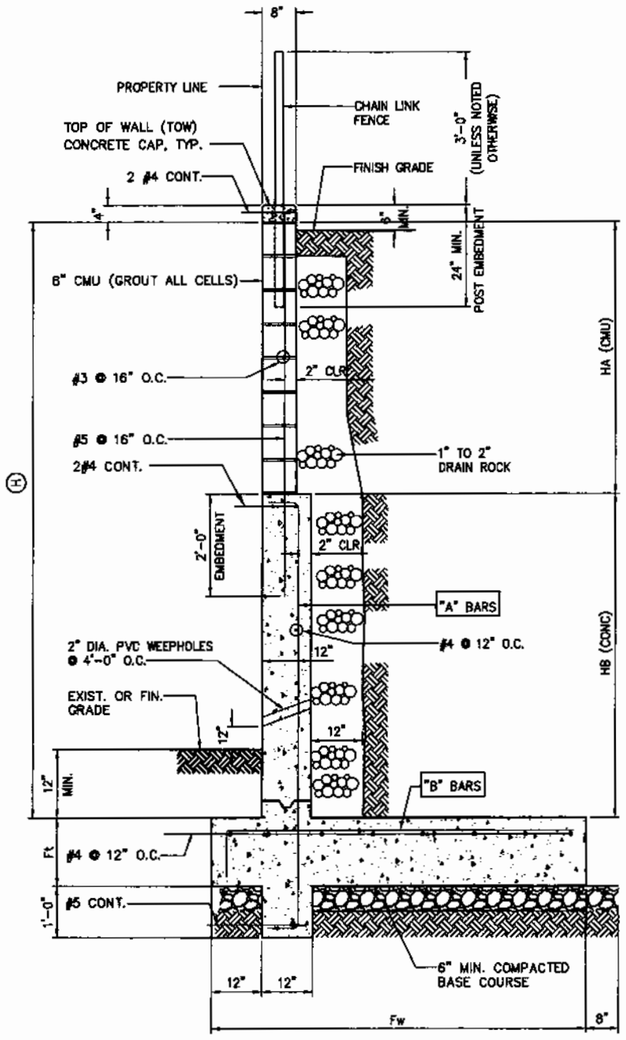
SHEET OF

RETAINING WALL (RW-A) SCHEDULE						
Ⓗ MAX	HA (CMU)	HB (CONC.)	Fw	Ft	"A" BARS	"B" BARS
2'-0"	2-0"	–	2'-3"	1'-0"	–	#4 @ 12" O.C.
5'-4"	5'-4"	–	3'-0"	1'-0"	–	#4 @ 10" O.C.
6'-0"	4'-8"	1'-4"	4'-0"	1'-0"	#5 @ 16" O.C.	#5 @ 8" O.C.
8'-0"	4'-8"	3'-4"	4'-9"	1'-2"	#5 @ 8" O.C.	#5 @ 6" O.C.
9'-0"	4'-8"	4'-4"	5'-4"	1'-2"	#6 @ 8" O.C.	#6 @ 6" O.C.
10'-0"	4'-8"	5'-4"	6'-6"	1'-4"	#6 @ 8" O.C.	#6 @ 6" O.C.
11'-0"	4'-8"	6'-4"	7'-8"	1'-4"	#7 @ 8" O.C.	#7 @ 6" O.C.

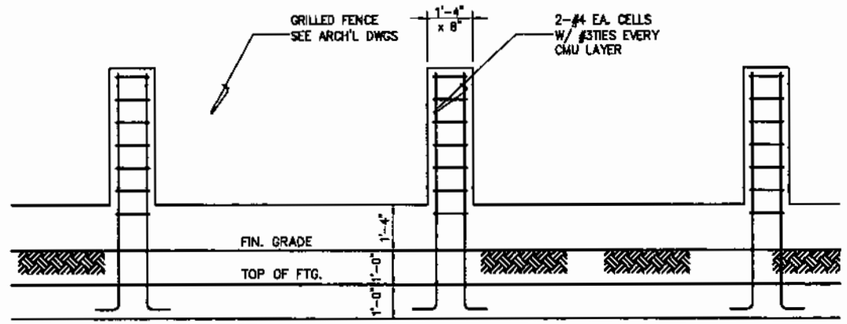
RETAINING WALL (RW-B) SCHEDULE						
Ⓗ MAX	HA (CMU)	HB (CONC.)	Fw	Ft	"A" BARS	"B" BARS
2'-0"	2-0"	–	2'-3"	1'-0"	–	#4 @ 12" O.C.
5'-4"	5'-4"	–	3'-0"	1'-0"	–	#4 @ 10" O.C.
6'-0"	4'-8"	1'-4"	4'-0"	1'-0"	#5 @ 16" O.C.	#5 @ 8" O.C.
8'-0"	4'-8"	3'-4"	4'-9"	1'-2"	#5 @ 8" O.C.	#5 @ 6" O.C.
9'-0"	4'-8"	4'-4"	5'-4"	1'-2"	#6 @ 8" O.C.	#6 @ 6" O.C.



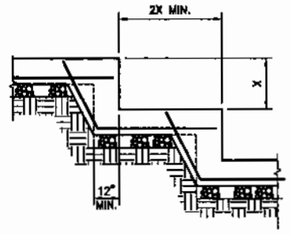
1 RETAINING WALL DETAIL (RW-A)
SCALE: 3/4"=1'-0"

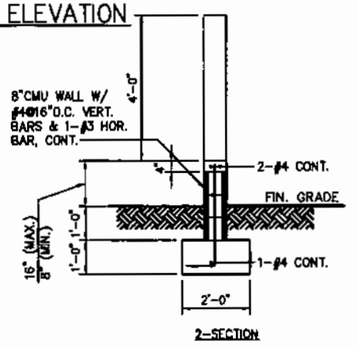


2 RETAINING WALL DETAIL (RW-B)
SCALE: 3/4"=1'-0"



3A – ELEVATION

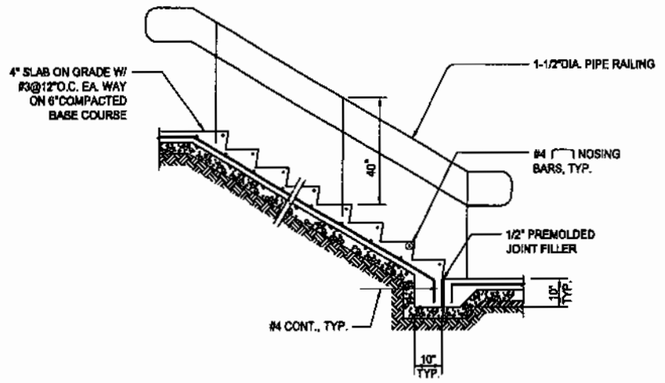




2-SECTION

4 TYP. STEPPED WALL FTG
NOT TO SCALE

3 TYP. FENCE WALL DETAIL
NOT TO SCALE



5 TYP. STAIR SECTION (ON GRADE)
SCALE 1/2" = 1'-0"

FINAL SUBMITTAL

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

CONTENT: CIVIL DETAILS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

DEVELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. C3.3
SHEET OF

Doc. No. 34GL-18-2453.

REINFORCED MASONRY UNIT:

Hollow Load Bearing Units: ASTM C90, Grade N-1 or N-11, made with normal weight aggregate, all bond beam units.

Mortar: ASTM C270, Type M.

Grout: The compressive strength of grout f'g shall not be less than 2,000 psi. Proportions of "Fine" or "Coarse" grout, as required herein, shall be in accordance with Table 21-B of the 1994 UBC.

Reinforcement: Reinforcing bars shall be deformed conforming to ASTM A615, Grade 40.

PLACING REINFORCEMENT:

Position reinforcement accurately at the spacing shown. Support and secure vertical bars against displacement. Horizontal reinforcement may be placed as the masonry work progresses. Where vertical bars are shown in close proximity, the nominal bar diameter or one inch (whichever is greater).

INSTALLATION OF REINFORCED CONCRETE MASONRY UNIT:

Do not wet concrete masonry units (CMU). Lay CMU units with full-face shell mortar beds. Fill vertical head joints (end joints between units) solidly with mortar from face of unit to a distance behind equal to not less than the thickness of longitudinal face shells. Solidly bed cross-webs of starting courses in mortar. Maintain head and bed joint widths shown, or if not shown, provide 3/8-inch joints.

Walls:

Pattern Bond: Lay CMU wall units in one-half running bond with vertical joints in each course centered on units in courses above and below, unless otherwise indicated. Bond and interlock each course at corners and intersections.

Where horizontal reinforced beams (bond beams) are shown, use special units or modify regular units to allow for placement of continuous horizontal reinforcement bars.

Preparation of Grout Spaces:

Prior to grouting, inspect and clean grout spaces. Remove dust, dirt, mortar dropping, loose pieces of masonry and other foreign materials from grout spaces. Clean reinforcement and adjust to proper position. Clean top surface of structural members supporting masonry to ensure bond.

Grouting:

Place grout by pumping into grout spaces unless alternate methods are acceptable to the Engineer. All cells shall be grouted.

Place vertical reinforcement prior to laying of CMU. Extend above elevation of maximum pour height as required to allow for splicing. Place vertical reinforcement prior to laying of CMU. Extend above elevation of maximum pour height as required to allow for splicing. Lay CMU to maximum pour height. Do not exceed four-foot height, or if bond-beam occurs below four-foot height, stop pour at course below bond beam.

Pour grout using container with spout or by chute. Rod or vibrate grout during placing. Place grout continuously; do not interrupt pouring of grout for more than one hour.

CAST-IN-PLACE CONCRETE

Portland Cement: Use Type I or II, conforming to "Standard Specification For Portland Cement", ASTM C150 or JIS R 5210.

Aggregate: Aggregate shall be manufactured from a Coralline Limestone having a bulk specific gravity (SSD) of not less than 2.40 and shall conform to ASTM C33, except as modified herein.

Water: Water for mixing and curing, including free moisture and water in the aggregate, shall be fresh, clean and potable. Turbidity of the water shall not exceed 2,000 parts per million.:

Admixtures: Water reducing admixtures conforming to ASTM C494.

Reinforcing Steel: ASTM A615 Grade 40.

MIXES

Concrete Strength: Foundation ---------f'c = 3,000 psi

Mixing: Mixing shall be as recommended in ACI 304 and as hereinafter specified. Indiscriminate addition of water to increase slump shall be prohibited. Water may be added only if neither the maximum permissible water-cement ratio must be accompanied by a quantity of cement sufficient to maintain the proper water-cement ratio, and then only when acceptable to the Engineer. Addition of water after the truck has left the batch plant is strictly prohibited.

Conveying: Comply with ACI 301 except as hereinafter specified. Concrete shall be conveyed from the mixer to the forms as rapidly as practicable by proper methods which will not cause segregation or loss of ms. At any points in the conveying, the free vertical drop of the concrete shall not exceed 3 feet.

Placing and Compacting: Comply with ACI 301 and has hereinafter specified. Concrete placement shall not be permitted during inclement weather if the concrete being placed is unprotected.

CONSOLIDATING CONCRETE

Comply with ACI 305.

Consolidate placed concrete by mechanical vibrating equipment supplemented by hand-spading, rodding or tamping. Use equipment and procedures for consolidation of concrete in accordance with ACI recommended practices. Do not use vibrators to transport concrete inside forms.

CONCRETE CURING AND PROTECTION

Protect freshly placed concrete from rain, premature drying and excessive cold or hot temperatures. Start initial curing as soon as free water has disappeared from concrete surface after placing and finishing. Weather permitting, keep continuously moist for not less than seven days. Begin final curing procedures immediately following initial curing and before concrete has dried. Continue final curing for at least 7 days in accordance with ACI 301 procedures. Avoid rapid drying at end of final curing period.

FOUNDATION PREPARATION UNDER STRUCTURE

CLEARING AND STRIPPING - Prior to site grading, vegetation, trees, debris and existing obstacles within the area to be graded shall be removed from the site. The existing top soil with roots and organic matter shall be stripped and removed from the site. Stripped depth shall be about 12" minimum.

RECOMPACTION - After site stripping and before filling, the exposed soil shall be scarified to a depth of 6 inches minimum, moisture conditioned as necessary and compacted until firm and unyielding to 95% compaction. Percent compaction refers to the in-place dry density of the soil expressed as a percentage of the maximum dry density of the same material as determined by the ASTM D1557 laboratory compaction test method.

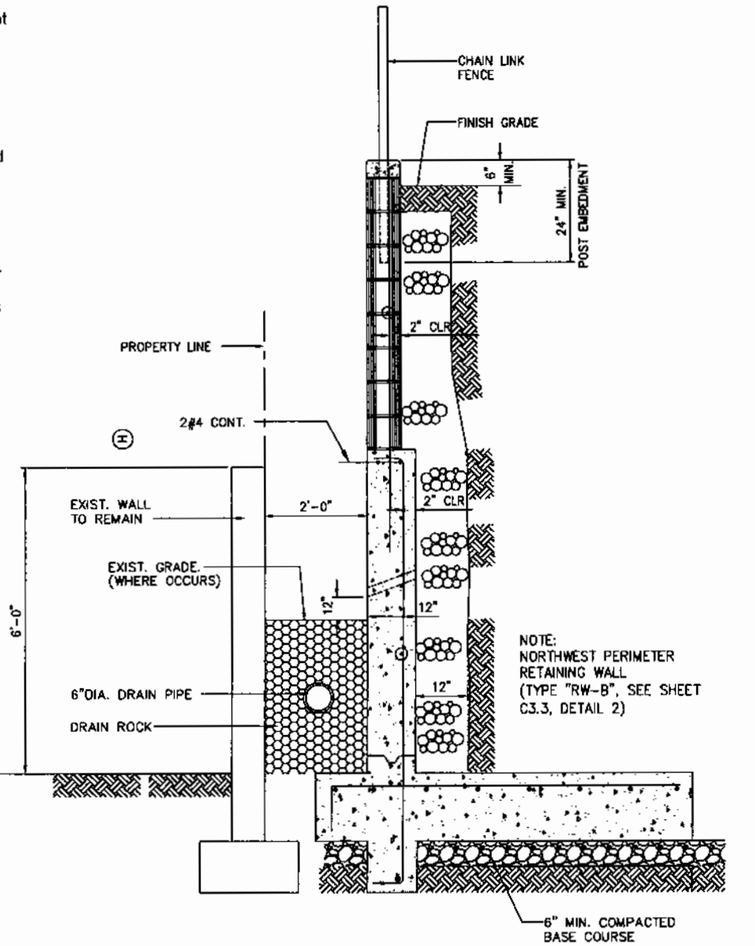
Where the stripped ground surface is too soft for recompaction, the soft soil shall be removed and replaced with clean crushed rock (about 1/2 to 1 1/2 inches in size, regular 3/4 inch drain rock). The depth of removal shall be one foot. The surface of the crushed rock shall be compacted until dense.

FILL MATERIAL - Coral fill shall be limestone sand/gravel free of organic and rock fragments or lumps larger than 6 inches in greatest dimension, and shall be reasonably well graded with no more than 25 percent passing no. 200 mesh sieve or one-half compacted layer thickness which ever is less. In addition, the upper one foot of the fill shall also be non-expansive with plastic index not more than 15, liquid limit not more than 40.

FILL PLACEMENT AND COMPACTION - Approved fill material shall be placed in loose layers 10 inches maximum thickness, moisture condition as necessary and compacted to at least 95 percent of maximum dry density.

Footing excavations and recompaction shall be tested (compaction test) to verify condition of soil prior to placement of foundation forms and reinforcements. Where unsatisfactory soils are exposed, they shall be overexcavated and replaced with coral fill compacted to 95 percent maximum dry density. Frequency of testing shall conform with the following schedule:

MATERIAL TYPE	TEST FREQUENCY
Undisturbed Native Soil	Two random tests in building footings and two tests on subgrade under floor slabs.
Fills and Backfills Adjacent to Structures	One test per 2,000 square feet taken 12 inches below finished grade.



1 RETAINING WALL DETAIL (RW-B)
SCALE: 3/4"=1'-0"

SYMBOL	DATE	BY	REVISION	APPROVED

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LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

CONTENT: CIVIL DETAILS

DEVELOPER: TRI, Inc.

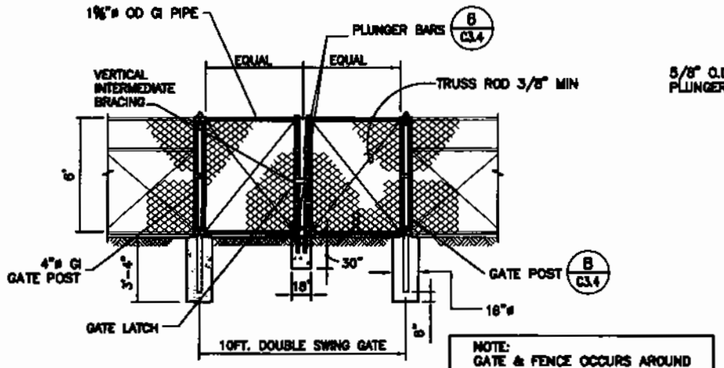
PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. C3.3a

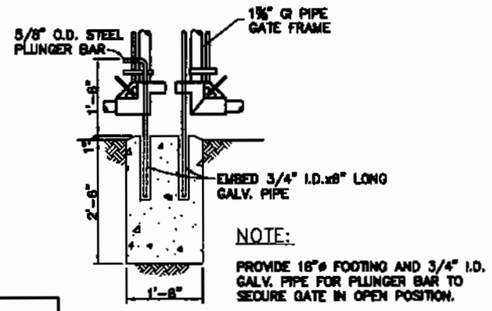
SHEET OF

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FINAL SUBMITTAL

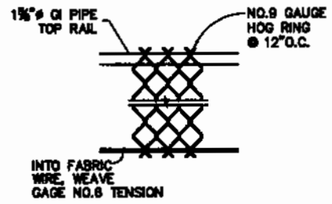


5 DOUBLE SWING GATE
NTS

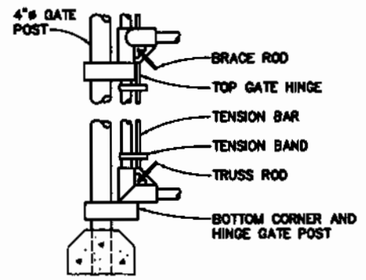


NOTE:
PROVIDE 16"ø FOOTING AND 3/4" I.D. GALV. PIPE FOR PLUNGER BAR TO SECURE GATE IN OPEN POSITION.

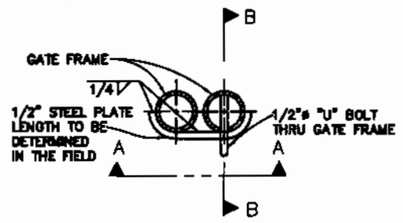
6 PLUNGER BAR
NTS



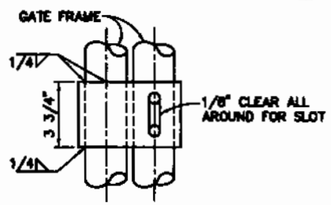
7 (C8.2) FENCE FABRIC
NTS



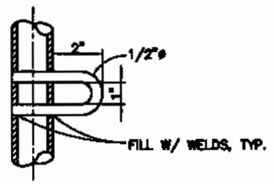
8 GATE POSTS
NTS



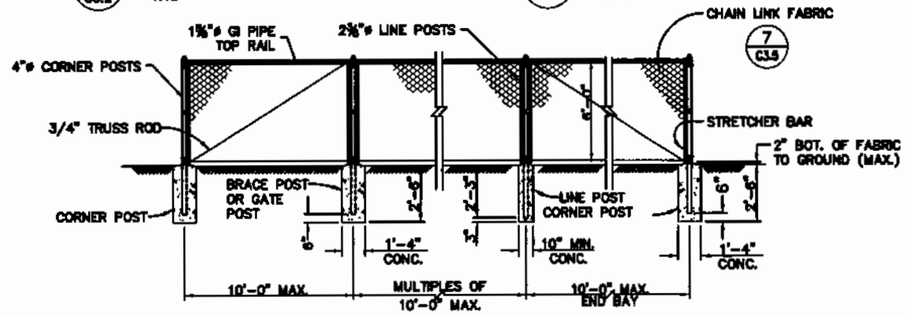
PLAN



ELEVATION A–A



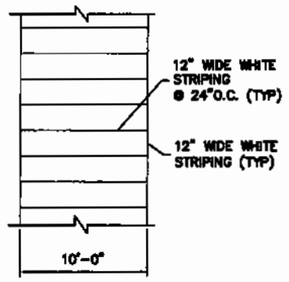
SECTION B–B



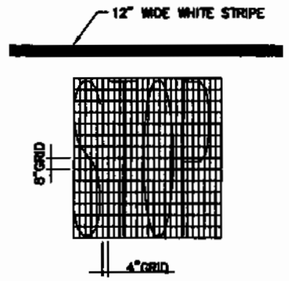
9 GATE LATCH
NTS

10 (C8.2) CL FENCE
NTS

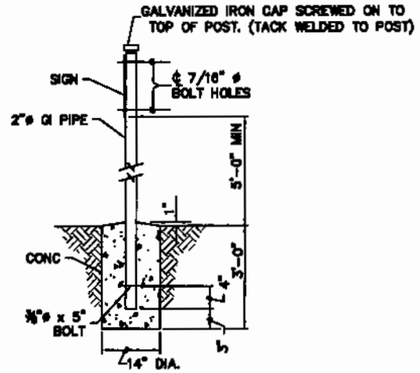
NOTE:
GATE & FENCE OCCURS AROUND PONDING BASIN.



1 CROSSWALK STRIPING
NTS



2 PVMT STOP MARKING
NTS



3 SIGN & POST
NTS

NOTE:
SIGN OCCURS AT SUBDIVISION ENTRY



4 STOP SIGN
NTS

FINAL SUBMITTAL

ENGR. V. BALDERAS CERTIFICATE NO. 516 (CIVIL) EXP. GUAM PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

CONTENT: CIVIL DETAILS

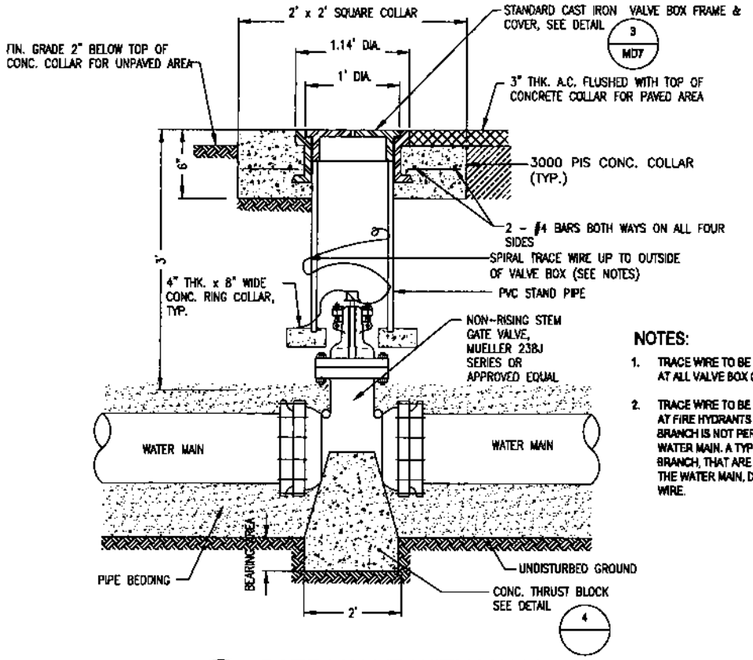
DEVELOPER: TRI, Inc.

PROJECT: **PARADISE COURT SUBDIVISION**

DRAWING NO. C3.4

SHEET OF

Doc. No. 34GL-18-2453.



NOTES:

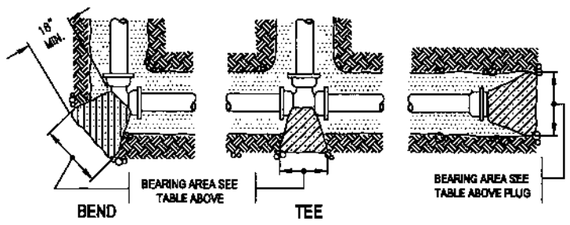
1. TRACE WIRE TO BE BROUGHT TO SURFACE AT ALL VALVE BOX ON NON-METAL PIPES.
2. TRACE WIRE TO BE BROUGHT TO SURFACE AT FIRE HYDRANTS WHERE THE HYDRANT BRANCH IS NOT PERPENDICULAR TO THE WATER MAIN. A TYPICAL FIRE HYDRANT BRANCH, THAT ARE PERPENDICULAR TO THE WATER MAIN, DO NOT REQUIRE TRACE WIRE.

2 GATE VALVE WITH VALVE BOX
NOT TO SCALE

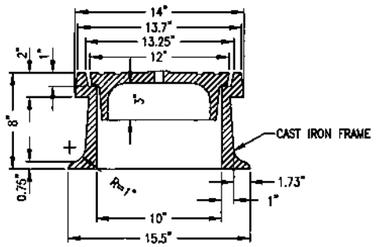
FITTINGS	BEARING AREA (SQ. FT.)					
	4" PIPE	6" PIPE	8" PIPE	12" PIPE	14" PIPE	16" PIPE
1/4 (90) BEND	2.30	4.00	7.00	14.50	19.50	25.50
1/8 (45) BEND	1.20	2.20	4.00	8.00	10.50	13.50
1/16 (22.5) BEND	0.50	1.20	2.00	4.00	5.25	6.75
1/32 (11.25) BEND	0.30	0.60	1.00	2.00	2.60	3.40
TEE	1.50	3.00	5.00	10.30	13.50	18.00
PLUG	1.50	3.00	5.00	10.30	13.50	18.00

NOTES:

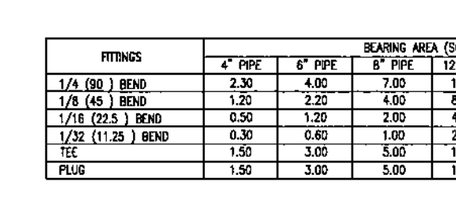
1. THRUST BLOCK SHALL BE POURED AGAINST UNDISTURBED EARTH.
2. REQUIRED BEARING AREAS ARE FOR WORKING PRESSURES OF 150 PSI MULTIPLY VALUES GIVEN IN TABLE BY 1.4 & 2.0 FOR WORKING PRESSURES OF 200 & 250 PSI, RESPECTIVELY.
3. FOR VERTICAL DOWN BENDS USE A GRAVITY TYPE THRUST BLOCK W/2-#5 ANCHOR RODS OVER FITTING EMBEDDED 18" INTO BLOCK. BLOCK VOLUME IN CUBIC YARDS SHALL BE 150% OF VALUE GIVEN IN TABLE FOR BEARING AREA.
4. ASSUMED SOIL BEARING CAPACITY FOR FIGURES SHOWN ABOVE IS 17.5 PSI INCREASE/REDUCE THRUST BLOCK BEARING AREA ACCORDINGLY BASED ON ACTUAL SOIL BEARING CAPACITY (WHERE NECESSARY).



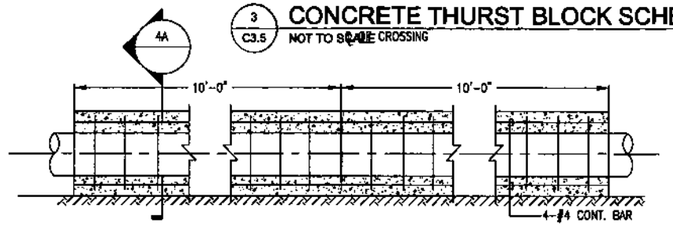
3 CONCRETE THURST BLOCK SCHEDULE
C3.5 NOT TO SCALE



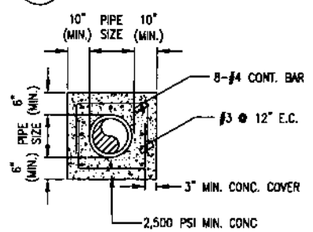
3B SECTION
MD7 NOT TO SCALE



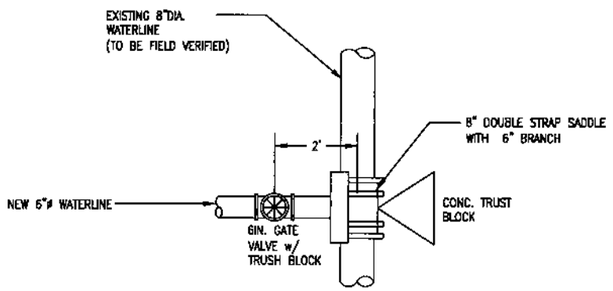
3A PLAN
C3.5 NOT TO SCALE



4B ELEVATION
NOT TO SCALE



4A SECTION A
C3.5 NOT TO SCALE



1 CONNECTED TO EXISTING WATERLINE
C3.5 NOT TO SCALE

2 VALVE BOX FRAME AND COVER
C3.5 NOT TO SCALE

NOTES:

1. CONCRETE SHALL BE 2,500 PSI. MIN.
2. ENCASEMENT SHALL BE 10'-0" ON EACH SIDE AND SHALL END AT PIPE JOINT.

4 CONCRETE PIPE JACKET DETAIL
C3.5 NOT TO SCALE

FINAL SUBMITYAL

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

CONTENT: CIVIL DETAILS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

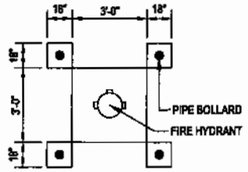
DEVELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. C3.5

SHEET OF

ERICK V. BALDEVIESO CERTIFIED NO. 515 (CIVIL) EXP. GUAM PROFESSIONAL ENGINEER

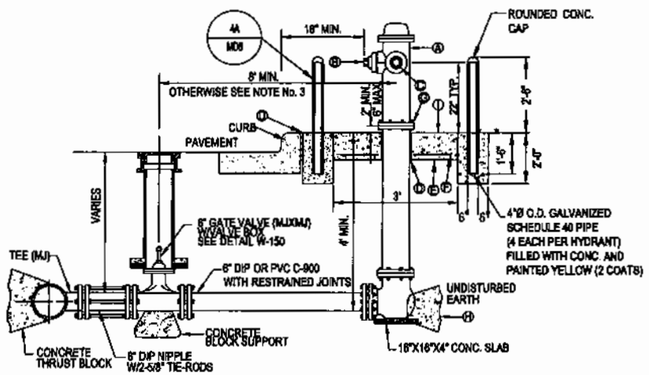


4A / MD8 **TYPICAL GUARD/BOLLARD DETAILS**
NOT TO SCALE

SCHEDULE OF FITTINGS	
ITEM	DESCRIPTION
A	6" (SIZE OF MAIN) STAINLESS STEEL DOUBLE STRAP SERVICE SADDLE (FEMALE CC TAPER THREADING)
B	1 ½" X 1½" BALL CORP STOP (MALE CC TAPER THREADING BY PACK JOINT FOR CTS)
C	1 ½" X 1" X 1" WYE (PACK JOINT FOR CTS)
D	1" BRASS ANGLE BALL VALVE (PACK JOINT FOR CTS IN BY FEMALE IP OUT)
E	1" MALE IP X ¾" CTS PACK JOINT BRASS REDUCING COUPLING
F	¾" MALE IP X ¾" CTS PACK JOINT BRASS COUPLING
G	PRIVATE ¾" BRASS BALL VAVLE
H	VAVLE BOX WITH COVER, SEE NOTE 1
I	¾" METER BOX ASSEMBLY WITH INLET AND OUTLET CTS PACK JOINT FITTINGS (FUTURE INSTALLATION)
J	16" X 12" X 2" CONCRETE SLAB
K	BEDDING SAND ⅜" MINUS
L	1 ½" CTS TUBING (CL 200 HDPE W/ 1 ½" STAINLESS STEEL INSERTS OR COPPER TYPE K)
M	1" CTS TUBING (CL 200 HDPE W/ 1 ½" STAINLESS STEEL INSERTS (2 ⅜" MINIMUM LENGTH) OR COPPER TYPE K)
N	¾" CTS TUBING (HDPE W/ ¾" STAINLESS STEEL INSERTS OR COPPER TYPE K)(FUTURE INSTALLATION)

NOTES:

1. VALVE BOX REQUIRED ON CONCRETE OR ASPHALT SURFACES. OTHERWISE IT IS OPTIONAL
2. CONTRACTOR TO SUBMIT SHOP DRAWING AND / OR SAMPLES FOR APPROVAL
3. LEAD FREE BRASS PIPE, VALVES AND FITTINGS ARE REQUIRED AFTER JANUARY 4, 2014

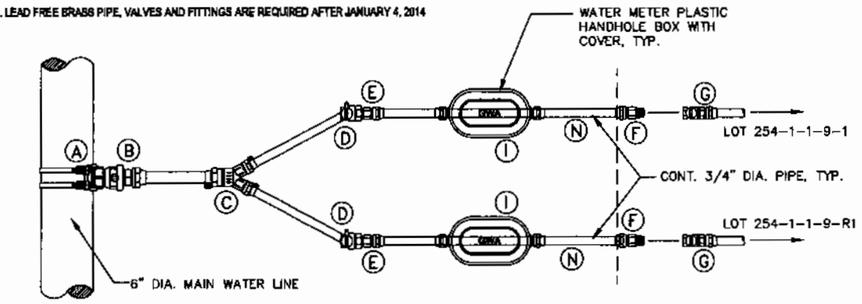


NOTES:

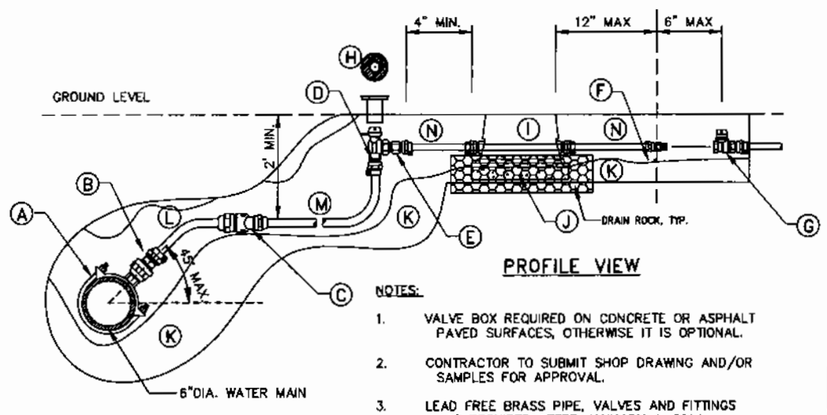
1. VALVE BOX REQUIRED ON CONCRETE OR ASPHALT SURFACES. OTHERWISE IT IS OPTIONAL.
2. CONTRACTOR TO SUBMIT SHOP DRAWING AND / OR SAMPLES FOR APPROVAL.
3. LEAD FREE BRASS PIPE, VALVES AND FITTINGS ARE REQUIRED AFTER JANUARY 4, 2014.

SCHEDULE OF FITTING	
ITEM	DESCRIPTION
A	2"X(SIZE OF MAIN) STAINLESS STEEL DOUBLE STRAP SERVICE SADDLE (FEMALE CC TAPER THREADING)
B	2"X2" BALL CORP STOP (MALE CC TAPER THREADING BY PACK JOINT FOR CTS)
C	2" BRASS ANGLE BALL VALVE (FEMALE IP IN BY FEMALE IP OUT)
D	2" MALE IP X 2" CTS PACK JOINT BRASS COUPLING
E	PRIVATE 2" BRASS BALL VALVE
F	VALVE BOX WITH COVER, SEE NOTE 1.
G	METER BOX FOR 2" METER
H	BEDDING SAND 3/8" MINUS
I	2" CTS TUBING (CL 200 HDPE W/ 4" STAINLESS STEEL INSERTS OR COPPER TYPE K)
J	30"x15"x4" CONCRETE SLAB

4 / MD8 **FIRE HYDRANT DETAILS**
NOT TO SCALE



PLAN VIEW



PROFILE VIEW

NOTES:

1. VALVE BOX REQUIRED ON CONCRETE OR ASPHALT PAVED SURFACES, OTHERWISE IT IS OPTIONAL.
2. CONTRACTOR TO SUBMIT SHOP DRAWING AND/OR SAMPLES FOR APPROVAL.
3. LEAD FREE BRASS PIPE, VALVES AND FITTINGS ARE REQUIRED AFTER JANUARY 4, 2014.
4. ALL PIPE & FITTING SHALL BE PVC SCHD. 40.

1 / C3.6 **TYP. LATERIAL CONNECTION DETAIL**
NOT TO SCALE

FINAL SUBMITTAL

ENGR. V. BALDEVIEZO CERTIFICATE No. 516 (CIVIL) EXP. GUAM PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

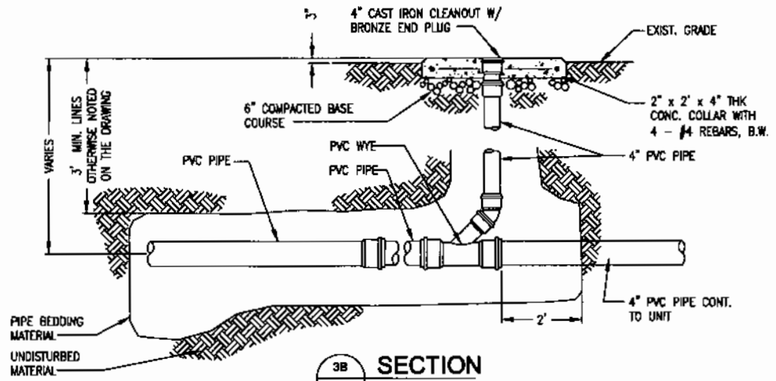
CONTENT: CIVIL DETAILS

DEVELOPER: TRI, Inc.

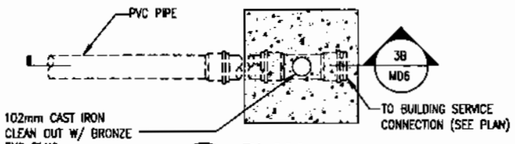
PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. C3.6

SHEET OF



3B / MD6 **SECTION** NOT TO SCALE



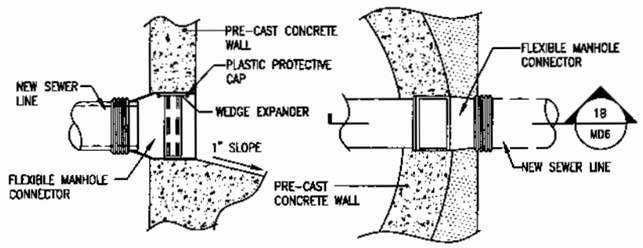
3A / MD6 **PLAN** NOT TO SCALE

3 / MD6 **SEWER CLEAN-OUT DETAIL** NOT TO SCALE

2B / MD6 **SECTION** NOT TO SCALE

2A / MD6 **PLAN** NOT TO SCALE

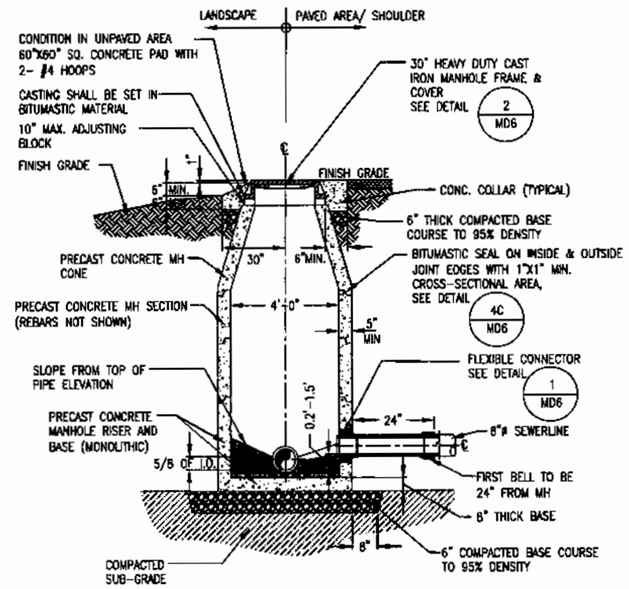
2 / MD6 **SEWER MANHOLE COVER** NOT TO SCALE



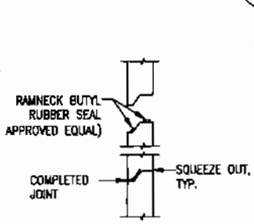
1B / MD6 **SIDEVIEW** NOT TO SCALE

1A / MD6 **TOP VIEW** NOT TO SCALE

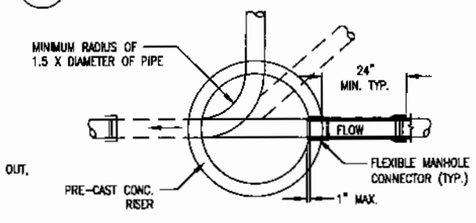
1 / MD6 **FLEXIBLE SMH CONNECTION DETAIL** NOT TO SCALE



4B / MD6 **VERTICAL SECTION** NOT TO SCALE



4C / MD6 **SECTION** NOT TO SCALE

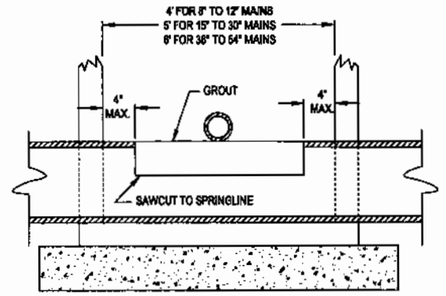


4A / MD6 **HORIZONTAL SECTION** NOT TO SCALE

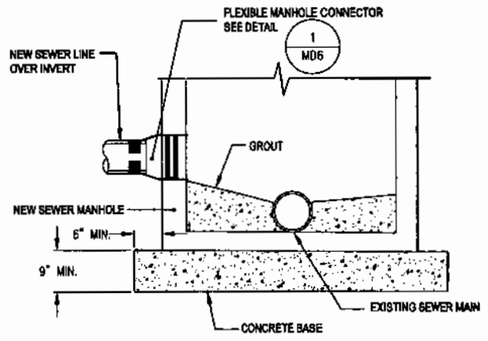
NOTES:

1. PRECAST MH'S SHALL CONFORM TO ASTM C478. MH'S DEEPER THAN 20' TO BE DESIGNED BY A STRUCTURAL ENGINEER.
2. APPLY TWO COATS OF BITUMINOUS WATER-PROOFING COATING ON EXTERIOR SURFACES OF MH FROM BOTTOM TO FINISHED GRADE.
3. ALL EXTERIOR JOINTS SHALL BE SEASLED WITH RAPID SEAL JOINT AND RING SEALER.
4. HOLES TO BE CORE DRILLED. HAMMERING IS NOT ALLOWED
5. ALL STANDARD MANHOLE SHALL BE 7' MINIMUM DEEP. MH'S 5-7 FEET DEEP MUST BE FLAT TOPS.
6. THE MH DIMENSIONS SHOWN ARE FOR 4' IN DIAMETER. LARGER MANHOLES ARE REQUIRED FOR LARGER DIAMETER OF SEWER MAINS.

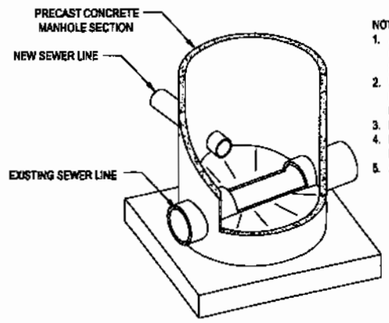
4 / MD6 **SEWER MANHOLE DETAIL** NOT TO SCALE



5C / MD6 **SECTION ALONG CENTERLINE OF MAIN** NOT TO SCALE



5B / MD6 **CROSS SECTION AT EXISTING MAIN** NOT TO SCALE



NOTES:

1. A DOGHOUSE SEWER MANHOLE IS INSTALLED WHEN A NEW MH IS PLACED OVER AN EXISTING ACTIVE SEWER MAIN TO ALLOW ADDITION OF ANOTHER SEWER LINE.
2. WHEN A SMALLER LINE JOINS A LARGER SEWER LINE, THE CROWN OF THE SMALL SEWER LINE SHALL BE ABOVE THE CROWN OF THE LARGER SEWER LINE.
3. FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
4. MANHOLE PAD TO REST UPON A MINIMUM 6" COMPACTED 3/8" MINUS STONE BASE.
5. ALL CONCRETE SHALL BE CLASS 4,000.

5A / MD6 **PERSPECTIVE VIEW** NOT TO SCALE

5 / MD6 **CONNECTION TO EXIST. SEWER LINE** NOT TO SCALE

ERIC V. BALDERAS CERTIFICATE NO. 516 (CIVIL) EXP. GUAM PROFESSIONAL ENGINEER

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

CONTENT: CIVIL DETAILS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

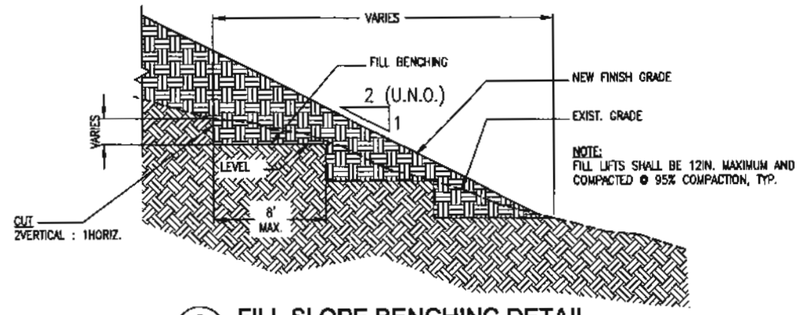
DEVELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

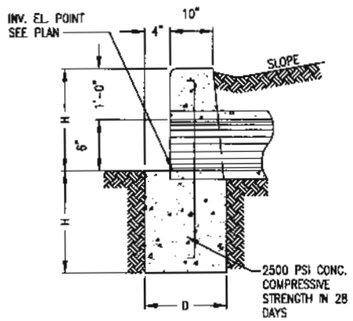
DRAWING NO. C3.7

SHEET OF

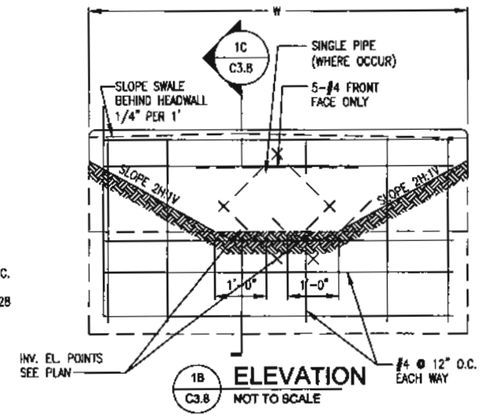
FINAL SUBMITTAL



2 / C3.8 **FILL SLOPE BENCHING DETAIL**
NOT TO SCALE



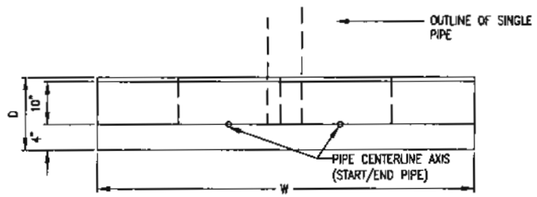
1C / C3.8 **SECTION**
NOT TO SCALE



1B / C3.8 **ELEVATION**
NOT TO SCALE

NO. OF 6"ϕ PIPE	W
SINGLE PIPE	3'-0"
DOUBLE PIPE	4'-0"

NOTE:
HEADWALL OCCURS AT PONDING BASIN



1A / C3.8 **PLAN**
NOT TO SCALE

1 / C3.8 **CONCRETE HEADWALL/ END WALL DETAILS**
NOT TO SCALE

FINAL SUBMITTAL

LUCIO V. SALAS-ISLER
CERTIFIED
NO. 516
(CIVIL)
EXP
GUAM
PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

SYMBOL	DATE	BY	REVISION	APPROVED

PROJECT TITLE :
PROPOSED 3-BEDROOM RESIDENCE
LOCATION: OLD PRICE ROAD, MANGILAO

DES	EVB
DRWN	AMM
CHK.	EVB/ELOY

CONTENT: CIVIL DETAILS

DEVELOPER: TRI, Inc.

PROJECT: PARADISE COURT SUBDIVISION

DRAWING NO. C3.8

SHEET OF

Exhibit F. Property Map

GOVERNMENT OF GUAM - Department of Land Management
Office of the Recorder

File for Record is Instrument Number 920452

On the Year 2018 Month 04 Day 12 Time 10:18

Recording Fee 25 Receipt No. 11547

Deputy Recorder Janet Yamasaki
JANET YAMASAKI

(SPACE ABOVE FOR RECORDER'S USE ONLY)

DECLARATION

OF

COVENANTS, CONDITIONS & RESTRICTIONS

FOR

PARADISE COURT,

A RESIDENTIAL SUBDIVISION

April 3, 2018

Doc. No. 34GL-18-2453.

TO: ALL HOMEOWNERS

NOTICE OF OBLIGATIONS AND PROHIBITIONS

THE FOLLOWING IS A VERY IMPORTANT DOCUMENT WHICH EACH POTENTIAL BUYER AND OWNER OF PROPERTY WITHIN THE PARADISE COURT SUBDIVISION SHOULD READ AND UNDERSTAND BEFORE BUYING A HOME. THIS DOCUMENT DETAILS THE OBLIGATIONS AND PROHIBITIONS IMPOSED UPON ALL PARADISE COURT PROPERTY OWNERS AND OCCUPANTS.

Received: _____

Date: _____

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DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PARADISE COURT, A RESIDENTIAL SUBDIVISION

This Declaration of Covenants, Conditions and Restrictions for Paradise Court, a residential subdivision, (this "Declaration") is made effective this 3rd day of April, 2018, by TRI, Inc. a Guam corporation ("Declarant").

Article I.
RECITALS

Section 1.1. **Property Covered.** The property subject to this Declaration is the property legally described as follows, and incorporated herein by this reference ("Paradise Property"):

1.1.1. LOT 2303-R8NEW (CONSOLIDATION OF LOTS 2294-REM-PART-4B-1, 2294-REM-PART-4B-R1, 2203-6 AND 2303-R8 INTO LOT 2303-R8NEW), MUNICIPALITY OF MANGILAO as said Lot is marked and designated on DRAWING NUMBER FC16-09-01, RLS #19, as dated and recorded September 1, 2017, Office of the Recorder, Department of Land Management, Government of Guam under Instrument Number 911-858.

1.1.2. 1.1.2 Any and all other properties that Declarant develops and becomes a part of Paradise Court Subdivision, which shall become effective by the recordation of an affidavit of Declarant stating such inclusions with the office of the Recorder, Department of Land Management, Government of Guam.

Declarant intends to develop the Property in accordance with existing development plans and approvals ("Development") obtained from the Government of Guam or any other development plan for which Declarant may from time to time obtain approval. The covenants, conditions, and restrictions contained in this Declaration are hereinafter called "Restrictions".

Section 1.2 **Purpose of Declaration.** The purpose of this Declaration is to subject the Paradise Property to the Restrictions to (i) insure the enhancement and preservation of property values, (ii) provide for the proper architectural, development, improvement and use of the Paradise Property by Declarant and all other persons or entities who may subsequently acquire an interest in the Paradise Property and (iii) create a residential single family development of high quality pursuant to a common architectural theme with public roads and streets areas, and recreational areas.

Article II.
DECLARATION

Declarant hereby declares that the Paradise Property and each lot, tract or parcel thereof, shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the Restrictions, all of which are declared and agreed to be for the protection, maintenance, subdivision, improvement and sale of the Paradise Property or any Lot therein, and to enhance the value, desirability and attractiveness thereof. This Restrictions shall run with the land constituting the Paradise Property and each estate therein and shall be binding upon all persons having or acquiring any right, title or interest in the Paradise Property or any Lot therein; shall inure to the benefit of every Lot in the Paradise Property and any interest therein and shall inure to the benefit for and be binding upon Declarant and each Owner, and each successor in interest of each; and may be enforced by Declarant, any Owner, and/or by the Association.

Notwithstanding the foregoing, no provision of this Declaration shall be construed or enforced to prevent or limit Declarant's right to complete development of the Paradise Property in accordance with the Development as the same exists or may be modified from time to time by Declarant nor prevent normal construction activities during the construction of Improvements upon any Lot in the Paradise Property. No development or construction activities shall be deemed to constitute a nuisance or violation of this Declaration by reason of noise, dust, presence of vehicles or construction machinery, erection of temporary structures, posting of signs or similar activities. In the event any dispute concerning the foregoing shall arise, an exemption of the applicable provision(s) of this Declaration shall be granted to the Declarant by the Architectural Committee provided that such exemption shall expire when the Declarant completes the Development. Any such exemption need not be recorded and shall not constitute an amendment of this Declaration.

In the event of a conflict between the provisions of this Declaration and the requirements of the ordinances of the Government of Guam applicable to the Paradise Property, the more restrictive shall control.

Article III.
DEFINITIONS

As used in this Declaration, unless the context otherwise specifies or requires, the following words and phrases shall be defined as follows:

Section 3.1. **"Articles"** shall mean the Articles of Incorporation of the Association, as they may be amended from time to time.

Section 3.2. **"Architectural Committee"** shall mean the committee created by Declarant pursuant to Article XII.

Section 3.3. **"Assessment"** shall mean Regular Assessments, Special Assessments or Limited Assessments.

Section 3.4. **"Association"** shall mean Paradise Court Owners Associations, Inc., a Guam non-profit corporation, its successor and assigns.

Section 3.5. **"Board"** shall mean the duly elected and qualified board of directors of the Association.

Section 3.6. **"By-Laws"** shall mean the by-laws of the Association, as they may be amended from time to time.

Section 3.7. **"Common Area"** shall mean all real property or interest therein (including the Improvements thereto) owned, held or maintained by the Association for the common use of the Owners including, without limitation, storm water and/or drainage facilities, common landscaped areas, recreational areas, green areas, bus stops, private streets or drives, and common parking areas.

Section 3.8. **"Declaration"** shall mean this instrument as it may be amended from time to time.

Section 3.9. **"Declarant"** shall mean the undersigned owner of the land comprising the Paradise Property, including a successor of the undersigned Declarant, which successor succeeds to the ownership of all of Declarant's interest in the whole of the Paradise Property.

Section 3.10. **"Architectural Guidelines"** shall mean the Architectural guidelines and rules promulgated, published, amended and supplemented from time to time pursuant to Article XII.

Section 3.10. **"Architectural Guidelines"** shall mean the Architectural guidelines and rules promulgated, published, amended and supplemented from time to time pursuant to Article XII.

Section 3.11. **"Development"** shall mean the project to be undertaken by Declarant resulting in the improvement of the Paradise Property, including landscaping, amenities, construction of roadways, utility services and other Improvements.

Section 3.12. **"Dwelling Unit"** shall mean the residential Improvements to be constructed on each Lot by Declarant.

Section 3.13. **"Improvements"** shall mean all structures, facilities or systems, and appurtenances thereto of all kinds and types, including but not limited to, Dwelling Units, roads, driveways, parking lots, sidewalks, walkways, bus stops, recreational areas, ponding basins, mailboxes, walls, fences, screens, landscaping, poles, signs, lighting, storm water and/or drainage facilities, and fixtures of any kind whatsoever, Improvements shall not include those items which are located totally on the interior of a Dwelling Unit and cannot be readily observed when outside thereof.

Section 3.14. **"Limited Assessment"** shall mean a charge Against a particular Owner and such Owner's Lot, directly attributable to the Owner, equal to the cost incurred by the Association in repair, maintenance or replacement performed pursuant to the provision of this Declaration including, without limitation, damage to the Common Area, or the failure of an Owner to keep such Owner's Lot or Dwelling Unit in proper repair.

Section 3.15. **"Lot"** shall mean a portion of the Paradise Property which is a legally described tract or parcel of land within the Paradise Property or which is designated as a Lot on any recorded subdivision plat relating to the Paradise Property.

Section 3.16. **"Maintenance Area"** shall mean that portion of the Paradise Property which is not Common Area, but is owned or leased, adopted, operated, or maintained by the Association. Maintenance Area may be established from time to time by Declarant on any portion of the Paradise Property by describing such area on a recorded Plat, by granting or reserving it in a deed or other instrument, or by designating it as such in this Declaration or the Architectural Guidelines. In addition, the Association may acquire or adopt any Maintenance Area it deems necessary and/or beneficial to the Paradise Property and /or the Owners. "Adopt" herein shall mean an area owned by the Government of Guam such as the designated park area abutting the Paradise Property, which the Paradise Homeowners' Association shall agree to adopt, and to maintain or operate under certain conditions for the benefit of the Paradise Property Owners and the public at large.

Section 3.17. **"Member"** shall mean any person(s) who is an Owner of a Lot within the Paradise Property.

Section 3.18. **"Mortgage"** shall mean any mortgage or deed of trust or other hypothecation of land located in the Paradise Property to secure the performance of an obligation or payment of a debt. Unless otherwise specifically provided, the reference to a "Mortgage" in this Declaration shall be limited to a "first Mortgage," including a "first deed of trust," on a Lot within the Paradise Property.

Section 3.19. **"Mortgagee"** shall mean the holder of a Mortgage or the beneficiary under a deed of trust encumbering a Lot within the Paradise Property.

Section 3.20. **"Owner"** shall mean a person or persons or other legal entity or entities, including Declarant, holding fee simple title to a Lot within the Paradise Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3.21. **"Person"** shall mean any individual, partnership, corporation or other legal entity, including Declarant.

Section 3.22. **"Plat"** shall mean a final subdivision map covering any portion of the Paradise Property, as recorded in the office of the Recorder, Department of Land Management, Government of Guam, as the same may be amended by duly recorded amendments, thereto.

Section 3.23. **"Regular Assessment"** shall mean the portion of the cost of maintaining, improving, repairing, managing and operating the Common Area, and Maintenance Area including all improvements thereon or thereto, and all other costs and expenses incurred to conduct the business and affairs of the Association which is levied against the Lot of each Owner by the Association, pursuant to the terms of this Declaration.

Section 3.24. **"Special Assessment"** shall mean that portion of the costs of the capital improvements or replacements, equipment purchases and replacements or shortages in Regular Assessments paid to the Association pursuant to the provisions of this Declaration.

Article IV.
GENERAL AND SPECIFIC RESTICTIONS

Section 4.1. **Use.** Each Lot shall be used exclusively for detached single-family residential purposes and such uses as are customarily incidental thereto. As used herein and elsewhere in this Declaration, "residential" shall mean the use of the Improvements on a Lot for living accommodations by not more than two (2) unrelated persons, excluding guest of the principal occupant(s), which guest may reside therein on a temporary basis. No trailer or other vehicle, tent, shack, garage, accessory building or out-building shall be used as a temporary or permanent residence. Each Owner shall use, operate, maintain and repair such Owner's Lot in accordance with all applicable, federal and local laws, rules, regulations and ordinances, and shall not otherwise commit or allow any waste to occur in the Common Area, Maintenance Area, any Lot or any Dwelling Unit.

Section 4.2. **Dwelling Units.** No Lot shall be improved except with one (1) Dwelling Unit. Each Dwelling Unit shall have an attached fully enclosed garage adequate for a minimum of two (2) standard size automobiles. No carports shall be allowed. The minimum square footage of living area within a dwelling unit located on a Lot shall be 1,400 square feet. No split-entry Dwelling Units, duplexes, or Dwelling Units having more than one (1) story shall be allowed.

Section 4.3. **Approval of Use and Plans.** Except as it pertains to the Declarant herein, no improvements, signs or other structure shall be built, erected, placed, or materially altered on the Paradise Property unless and until the proposed plans and specifications and plot plan have been reviewed and approved in writing by the Architectural Committee, or in the absence thereof, the Board. The scope of the Architectural Committee's review and approval may include, without limitation, type, pitch and roof covering materials, lighting requirements, topography, finish ground elevations, architectural symmetry, landscaping, drainage, color, material, design; physical or aesthetic impacts on Common Areas, and artistic conformity to the terrain and the other Improvement on the Paradise Property. This Declaration is not intended to serve as authority for the Architectural Committee to control the interior layout or design of Dwelling Units except to the extent incidentally necessitated by use and size restrictions. Notwithstanding the foregoing restriction each Owner shall have the right to plant any grass, shrubs, flowers, trees, or vegetables, and the like on such owner's Lot which the Owner may desire except as may otherwise constitute a nuisance or violate applicable law.

Section 4.4. **Set-Backs.** No Dwelling Unit or other structure (exclusive of fences and similar structures) shall be placed nearer to the Lot lines than permitted by the Plat and/or by any applicable zoning restriction or conditional use permit.

Section 4.5. **Antennae.** All exterior radio antenna, television antenna, satellite dish antenna or other antenna of any type shall be screened by a fence, landscaping or similar structures in accordance with the Architectural Guidelines or as otherwise required to ensure the safety of the residents of the Project, except that screening shall not be required where it would be unreasonably delay installation or unreasonably increase the cost of installation, maintenance or use of the antennae, or preclude the reception on an acceptable quality signal. No antennae may be installed until after an Owner has received Architectural Committee approval for construction of Improvements on the Owner's Lot.

Section 4.6. **Animals.** No animals (which term includes livestock, domestic animals, poultry, reptiles, chickens, roosters, pigs, dogs, and any other living creature of any kind) shall be raised, bred or kept in or on any Dwelling Unit, Lot or the Common Area, whether as pets or otherwise, except as may be allowed by rules and regulations adopted by the Board; provided however, this provision shall not prohibit Owners from having no more than one (2) domestic dog, one (2) domestic cat, and domestic birds, fish, and similar household pets. The Board may at any time require the removal of any animal, including domestic dogs and cats, which it finds is creating unreasonable noise or otherwise unreasonably disturbing the owners, in the Board's determination, and may exercise this authority for specific animals even though other animals are permitted to remain. All dogs shall be walked on a leash only and shall not be allowed to roam or run loose, whether or not accompanied by an Owner or other person. All Owners shall be responsible for picking up and properly disposing of all organic waste of their domestic dogs, cats, and any other animal approved or allowed by the Board.

Section 4.7. **Sewage Disposal Systems.** No individual sewage disposal system shall be used on any Lot, including without limitation, septic tanks and/or cesspools.

Section 4.8. **Grading and Drainage.** There shall be no interference with the established drainage pattern over any portion of the Paradise Property, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Architectural Committee. For the purposes hereof, "established" drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of the Paradise Property is completed by Declarant, or that drainage which is shown on any plans approved by the Architectural Committee, which may include drainage from Maintenance Area or Common Area over any Lot in the Paradise Property. The Owner of any Lot in which grading or other work has been performed pursuant to a grading plan approved under applicable provisions of the Guam Code or by the Architectural Committee, shall maintain and repair all graded surfaces, drainage structures, means or devices which are not the responsibility of any public agency or the Association at such Owner's cost and expense.

Section 4.9. **Commercial Use Prohibited.** No Lot shall be used at any time for commercial or business activity, provided, however, that Declarant or persons authorized by Declarant may use a Lot(s) for development and sales activities relating to the Paradise Property, model homes or real estates sales. The rental by an Owner of a Lot and the Improvements thereon for residential purposes shall not be a use in violation of this Section.

Section 4.10. **Mining and Drilling.** No Lot shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing water, steam, oil, gas or other hydrocarbons, minerals, rocks, stones, gravel or earth; except for the Declarant who may drill and remove water at any time.

Section 4.11. **Boats, Campers and Other Vehicles.** The use of all vehicles, including but not limited to automobiles, trucks bicycles and motorcycles, shall be subject to Association rules and regulations, which may prohibit or limit the use thereof within the Paradise Property, provide parking regulations and other rules regulating the same. Without limiting the foregoing, trailers, mobile homes, trucks larger than standard pickups, boats, tractors, campers, garden or maintenance equipment and vehicles other than automobiles, when not in actual use, shall be kept at all times in an enclosed structure and at no time shall any of said vehicles or equipment be parked or stored on a public or private right-of-way within the Paradise Property. No operative vehicle or equipment shall be parked or stored for a period of seventy-two (72) consecutive hours on any portion of a Lot

between the front of a Dwelling Unit and the abutting public or private right-of-way. No inoperative vehicle shall be parked or stored at any time on a Lot unless wholly within an enclosed structure. The primary purpose of the garage required on each Lot is for the parking and storage of automobiles and other vehicles (hereafter "automobiles"). No other use of a garage which prohibits or limits the use of a garage for the parking or storage of the number of automobiles for which it is Architectural shall be permitted. The Owner shall provide sufficient garage space or other enclosed parking approved by the Architectural Committee for all automobiles used by the Owners and occupants of a Lot, which automobiles shall be kept within the garage, and the parking thereof in the driveway on the Lot or in a public or private right-of-way within the Paradise Property, other than for temporary purposes (as determined by the Architectural Committee), is prohibited and, to the extent reasonably practicable, garage doors shall remain closed at all times.

Section 4.12. Exterior Energy Devices. No energy production device including, without limitation, generators of any kind and solar energy devices shall be constructed or maintained on any Lot without the prior written approval of the Architectural Committee.

Section 4.13. Generators. No generator shall be constructed or maintained on any Lot which is less than 10KVA or greater than 20KVA, or exceeds a decibel level of 64.

Section 4.14. Nuisances. No noxious or offensive activity shall be carried on in any Dwelling Unit, Common Area, Maintenance Area or Lot, or shall anything be done therein which may be or become an annoyance or nuisance to other Owners or Persons. No rubbish or debris or any kind shall be place or permitted to accumulate anywhere upon the Paradise Property, including the Common and Maintenance Area, and no odor shall be permitted to arise from any portion of the Paradise Property so as to render the Paradise Property or any portion thereof unsanitary, unsightly, offensive or detrimental to the Paradise Property or to its occupants or residents, or to any other property in the vicinity thereof or to its occupants or residents. No noise, no exterior fires, no obstructions of pedestrian walkways, no unsightliness, or other nuisance shall be permitted to exist or operate upon any portion of the Paradise Property so as to be offensive or detrimental to the Paradise Property or to its occupants or residents or to other property in the vicinity or to its occupants or residents, as determined by the Board, in its reasonable judgment, or in violation of any local law or ordinance. Without limiting the generality of any of the foregoing, no whistles, bells or other sound devices (other than security devices used exclusively for security purposes which have been approved by the Architectural Committee), flashing lights or search lights, shall be located, used for placed on the Paradise Property. No unsightly articles shall be permitted to remain on any Lot so as to be visible from any other portion of the Paradise Property. Without limiting the generality of the foregoing, refuse, garbage, garbage cans (see also Section 3.20 for specific rules on garbage cans), dog houses, equipment, gas canisters, propane gas tanks, barbecue equipment, heat pumps, compressors, containers, lumber, firewood, grass, shrub or tree clippings, metals, bulk material, and scrap shall be screened from view at all times. No clothing or fabric shall be hung, dried or aired in such a way as to be visible to any other portion of the Paradise Property. In addition, no activities shall be conducted on the Paradise Property, and no Improvements shall be constructed on any Paradise Property which are or might be unsafe or hazardous to any person or property.

Section 4.15. Common and Maintenance Areas. Nothing shall be altered or constructed in or removed from the Common Area or Maintenance Area except upon written consent of the Board and in accordance with procedures required herein or by law.

Section 4.16. Insurance. Nothing shall be done or kept in a Dwelling Unit, Lot, Maintenance Area or Common Area which will increase the rate of insurance on Maintenance Area, Common Area or any other Dwelling Unit without the prior written consent of the Board. Each Owner must maintain a homeowner's insurance policy insuring the homeowner and the related Dwelling Unit from loss by fire, typhoon, or all other loss or damage unless waived by the Association.

Section 4.17. **Signs.** No signs of any kind shall be displayed on or from any portion of the Paradise Property, except those approved by the Architectural Committee, signs of Declarant or its representatives, agents, employees or assigns, or signs required by law. Notwithstanding the foregoing, one "for sale"/"for rent" sign may be displayed on the Owner's Lot for the sale or rent of such Lot.

Section 4.18. **No Hazardous Activities.** No activities shall be conducted on the Paradise Property and no Improvements shall be constructed on any Paradise Property which are or might be unsafe to person or property.

Section 4.19. **Subdivision.** No Lot may be further subdivided unless expressly approved by Declarant and the Board.

Section 4.20. **Fence/Wall.** All boundaries between abutting Lots shall have a common fence/wall. This means that the Owner of each Lot shall be responsible for maintaining his side of fence/wall, except that the cost of overall maintenance or repair or replacement such as repainting the fence/wall or replacement of the aluminum railings due to wear and tear and the like, shall be shared equally between the Owners of the Lots. If, however, a cost to repair is incurred because of negligence of the Owner of one Lot, then the Owner of said Lot shall be responsible for the entire cost of repair or replacement. Unless specifically granted a variance, no fence/wall shall extend no closer than twenty fee (20) nor project beyond the front setback of the Dwelling Unit on the Lot, whichever is less, and no fence/wall higher than six fee (6). The type, design, material and finish (including the color) of all fences/walls shall be as specified, constructed, and installed by the Declarant, and any changes shall not be made unless in accordance with the Design Guidelines established by the Architectural Committee. All fences/walls shall be constructed and installed and maintained in good appearance and condition, and all damaged fences/walls shall be repaired or replaced to original design, material and color within a reasonable time after said damage occurs. No Owner shall have the right to remove any fence/wall or a portion thereof without the express written permission of the Board. No fence/wall shall interfere with the use and enjoyment of any easement reserved in this Declaration or shown on a Plat of the Paradise Property. All fences/walls constructed on a Lot shall be in compliance with all local ordinances.

Common/Fence wall means any structure made of concrete at its base and a metal/aluminum railing on top, as specified by the Architectural Committee, and the location of said fence/wall between Lots is no farther than 5 inches from the common property line and to the side of the fence/wall facing the property line. This means that any or all of a fence/wall may be completely within one side or the other of a Lot. Regardless of whether a fence/wall is located solely within one Lot or the other, but no more than 5 inches away as stated herein, the obligations stated herein are applicable and enforceable to both Lots involved.

In the event there is a dispute between the Owners of two abutting Lots, and said dispute cannot be amicably resolved, then the disputing owners may bring the matter to the Board, and after review, the Board shall make a decision which shall be binding and conclusive to the disputing Owners. The procedures of how to submit a dispute to the Board for resolution shall be promulgated by the Board.

Section 4.21. **Garbage Cans.** No garbage cans or trash containers of any kind shall be placed along the roads abutting the Owner's Lot, or placed on any part of the Owner's Lot so that it can be seen from the road, unless placed there temporarily on the same day when the sanitation company is to pick up the trash. Unless placed temporarily outside for said pick-up, all garbage cans or other trash containers shall be hidden from view and stored within each Owner's Dwelling Lot. The placement of garbage cans outside for pick-up must be done in accordance with the sanitation company's rules and regulations and must be secured with lids or covers.

Section 4.22. **Water Rights Appurtenant to Development.** Declarant reserves unto itself any and all water rights appurtenant to the Paradise Property, and accordingly, Owners of any and all Lots shall have no right, title or interest in any of said water rights.

Article V.
EXTERIOR APPEARANCE AND MAINTENANCE

Section 5.1. **Exterior Maintenance; Owner's Obligations.** Each Owner agrees to maintain all Improvements on the Owner's Lot in good condition and repair and no Improvement shall be permitted to fall into disrepair. In the event that any Owner shall permit any Improvement, including trees and landscaping, which is the responsibility of such Owner to maintain, to fall into disrepair so as to create a dangerous, unsafe unsightly or unattractive condition, or damages property or facilities on or adjoining such Owner's Lot, the Association, upon thirty (30) days prior written notice to the Owner of such Lot, shall have the right to correct such condition, and to enter upon such Owner's Lot for the purpose of doing so, and such Owner shall promptly reimburse the Association for the cost thereof. Such cost shall be a Limited Assessment and shall create a lien enforceable in the same manner as other Assessments as set for the herein. The Owner of the offending property shall be personally liable, and such Owner's property may be subject to a lien for all cost and expenses incurred by the Association in taking such corrective acts, plus all cost legal or otherwise incurred in collecting the amounts due. Each Owner shall pay all amounts due for such work within ten (10) days after receipt of written demand therefore, or the amounts may, at the opting of the Board, be added to the amounts payable by such Owner as Regular Assessments.

Section 5.2. **Interior Maintenance.** Each Owner shall be responsible for all maintenance required for the interiors of the Owner's Dwelling Unit, including, without limitation, maintaining, repairing and replacing the electrical wiring and fixtures, plumbing pipes and conduits, all fixtures and appliances, whether built-in or freestanding, air conditioning, sewerage disposal and interior fire protection systems and all amenities and hardware located therein. All damage to any Improvements shall be repaired by the relevant Owner as promptly as reasonable possible.

Section 5.3. **Vacant Dwelling Units.** A Dwelling Unit which is vacant for any reason shall be kept locked and the windows glazed in order to prevent entrance by vandals. Vacant Dwelling Units and unimproved Lots shall not be exempt from the provisions of this Declaration.

Section 5.4 **Landscaping.** Each Owner, within six (6) months of closing of a purchase of a Lot and Dwelling Unit, shall landscape and plant grass (including the planting strip) within the lot. The type and layout of the landscaping shall be as specified in the Architectural Guidelines.

Section 5.5. **Planting Strip.** Each Owner shall be responsible to maintain the planting strip paralleling his property line and all roads by cutting the grass thereon to maintain a neat, attractive, and clean appearance. Roads shall include all main and secondary roads, public or private.

Section 5.6. **Easements.** There is hereby reserved for the use and benefit of Declarant and granted for the use and benefit of each Lot, and for the use and benefit of each Owner, the Association, and their successors and assigns, for the purposes incident to such use, development and maintenance of the Paradise Property, the following easement:

5.6.1 For the installation and maintenance of public utility and drainage facilities of all kinds, including radio and television and transmission cables, and the easements so designated on the recorded Plat(s) for any portion of the Paradise Property.

5.6.2 For the purpose of permitting Declarant or the Association,

their contractors and agents, to enter onto those portions of Lots contiguous to any Maintenance Area and Common Area to maintain, replace and restore landscaping and other Improvements within the Common Area and Maintenance Area.

5.6.3 Reciprocal appurtenant easements of encroachment, not to exceed one foot (1'), as between each Lot and such portion(s) of the Common Area and Maintenance Area adjacent thereto, or between adjacent Lots, due to the unintentional placement or settling or shifting of the improvements constructed thereon, easements of encroachment shall be valid so long as they exist and the rights and obligations of Owners shall not be altered in any way by said encroachments, settling or shifting; provided, however, that in no event shall a valid easement for encroachment occur due to the willful or negligent act or omission of an Owner.

5.6.4 For the purpose of permitting the Association, its contractors and agents, to enter upon the Lots within the Development and, if required, within the Dwelling Units, for the purpose of performing all maintenance, repair and replacement rights and duties set forth in this Declaration; provided, that entry upon a Lot or within a Dwelling Unit shall be at reasonable times and intervals with a minimum of inconvenience to the owners and the occupants of the Dwelling Unit(s).

5.6.5 Any additional easements, if any, as shown and designated on a recorded Plat(s) for any portion of the Paradise Property.

Except as otherwise provided in this Declaration, the easement areas (excluding any equipment or appurtenances owned by Declarant, the Association or a utility company located thereon) herein reserved shall be maintained by the Owner of the Lot upon which they are situated. Wherever utility house connections are installed within the Paradise Property, which connections or any portions thereof lie in or upon Lots owned by an Owner other that the Owner of the Lot served by the connections, the Owner of the Lot served by the connections shall have the right, and is hereby granted an easement to the full extent necessary therefore, to enter upon any Lot or to have their agent enter upon any Lot in or upon which said connections or any portion thereof lie, to repair, replace and generally maintain the connections as and when it may be necessary. Whenever utility house connections are installed within a Lot, which connections serve more than one Lot, the Owner of each Lot served by the connections shall be entitled to full use and enjoyment of such portions of said connections as service such Owner's Lot.

No Improvements shall be placed or permitted to remain on such easement areas located within any Lot which shall interfere with the intended use or purpose of such easement(s), and no other activity shall be undertaking on any Lot which may interfere with the use and access intended to be provided by such easement or the installation or maintenance of the utilities or other facilities, if any, located thereon or therein.

Article VI.
DESIGNATION USE AND REPAIR OF MAINTENANCE AREA

Section 6.1. **Designation.** Declarant may designate certain areas as Maintenance Area to be maintained by the Association.

Section 6.2. **Easement of Use.** Declarant hereby reserves to the Association and for the benefit of the Lots reciprocal easements on, over and under said Maintenance Area, for the installation, operation, construction, maintenance, repair and replacement of said Maintenance Areas. The cost of the maintenance, repairs and replacements of and the continuing operational expenses, including insurance and real property taxes, if any, shall be paid by the Association from the funds of the Association and shall be charged as Regular Assessments. The decision as to what cost and expenses are required with respect to and the timing of the payment thereof shall rest solely with the Board.

Section 7.5. **Easement for Maintenance.** There is hereby reserved to the Association, its contractors and agents, an easement to enter upon the Lots for the purpose of accomplishing all maintenance, repair and replacement rights and duties set forth in this Article.

Section 7.6. **Flood Easement.** There is hereby reserved to the Government of Guam an easement on the designated Ponding Basins to channel floodwater.

Section 7.7. **Reserve for Maintenance, Repair and Replacement.** The Association shall have the right to establish a reserve account for the payment of the costs and expenses as set forth herein with regard to the maintenance, repair and replacement of the Roads, Sewage Lift Station, and/or the Ponding Basins and the Board shall have the right to assess each Lot an amount to be included in a Regular or Special Assessment.

The amount of said regular or Special Assessment for the purpose of funding the maintenance, repair and replacement reserve account shall be determined by the Board.

Article VIII.
PARADISE COURT OWNERS ASSOCIATION

Section 8.1. **Organization of Association.** Declarant shall organize the Association as an Guam non-profit corporation, which shall be charged with the duties and vested with the powers prescribed by law and set forth in its Articles, its By-Laws and this Declaration.

Section 8.2. **Members.** Each Owner (including Declarant) of a Lot by virtue of being such an Owner shall be a Member of the Association. A membership in the Association shall be appurtenant to and inseparable from the Lot owned by such Owner. A membership in the Association shall not be transferred, pledged or alienated in any way except upon the transfer of title to said Lot and then only to the transferee of title to said Lot. Any attempt to make a prohibited transfer of a membership shall be void and shall not be reflected on the books of the Association.

Section 8.3. **Voting.** The Association shall have two (2) classes of voting membership:

CLASS A. Class A Members shall be all Owners of Lots, with the exception of Declarant, and shall be entitle to one (1) vote for each Lot owned.

CLASS B. Class B Members shall be entitled to ten (10) votes for each Lot owned by Declarant. The Class B membership shall cease and be converted to Class A membership when the total votes outstanding in the Class A membership exceeds the total votes outstanding in the Class B membership.

The Association shall hold an annual meeting of the Association at least once a year, on a date set by Declarant or the Board.

Section 8.4. **Board of Directors and Officers.** The affairs of the Association shall be conducted by a board of directors and such officers as the Board may elect or appoint, in accordance with the Articles and By-Laws, as the same may be amended from time to time.

Section 8.5. **Powers of Association.** The Association shall have all powers of a non-profit corporation organized under the laws of Guam subject only to such limitations as are expressly set forth in the Articles, the By-Laws or this Declaration. It shall have the power to do any and all lawful things which may be authorized, required or permitted to be done under the Articles, By-Laws, this Declaration, and to do and perform any and all acts which may be necessary or proper for, or incident to, the proper management and operation of the Common

Section 6.3. **Liability for Damage.** In the event that any maintenance, repair or replacement of all or any portion of the Maintenance Area is performed by the Association as a result of the negligent or willful act or omission of an Owner, the cost of said maintenance, repair or replacement shall be reimbursed by said Owner to the Association and/or the Association may assess the cost of the same against the Owner and the Owner's Lot as a Limited Assessment.

Section 6.4. **Modification.** The easements, restrictions and covenants contained in this Article shall not be modified or terminated unless expressly agreed to by at least a majority (50% of the Lots and one Lot) of the Owners.

Article VII.
DEDICATION OF PRIVATE ROADS AND PONDING BASINS

Section 7.1. **Dedication of Roads and Ponding Basins.** Upon the completion of each phase of the project, or upon the completion of all or any phase, the Declarant or the Association, as the case may be, may transfer and dedicate the Roads and the Ponding Basins to the Government of Guam or any other governmental entity having jurisdiction and control over the said functions within Guam and who shall have the obligation and responsibility to maintain, repair or replace all or any portion of the Roads and Ponding Basins.

Section 7.2. **Discretion to Maintain Public Roads, and Ponding Basins.**
The Association may maintain the Public Roads, and Ponding Basins located on Paradise Property. Such maintenance shall include, but not limited to, the repairing, patching, sealing, sweeping, cleaning, replacing and caring for the said Roads; and the cleaning, clearing, extracting, excavating, repairing of fences for the said Ponding Basins. As used herein, "Public Roads" shall include without limitation the roadway surface, curbs, gutters and sidewalks, if any, and storm water and/or drainage facilities, and any appurtenant Improvements located thereon or therein, such as street lights, street signs and landscaping. As used herein, "Ponding Basins" shall include without limitation the storm or flood water drainage facilities, basins, holes, drains, and any appurtenant Improvements located thereon or therein, such as fences and gates. The Association's discretion to maintain the Roads and the Ponding Basins under this Section 7.2 shall be deemed a covenant running with the Paradise Property and shall benefit and bind the Owners and their respective heirs, successors and assigns.

Section 7.3. **Liability for Damage.** In the event that any maintenance, repair or replacement of all or any portion of the Roads, sewage Lift Station, or Ponding Basins is performed by the Association as a result of the negligent or willful act or omission of an Owner, an Owner's family, guest or invitees, the cost of such maintenance, repair or replacement shall be reimbursed by said Owner to the Association and/or the Association may assess the cost of the same against said Owner and the Owner's Lot as a Limited Assessment.

Section 7.4. **Cost of Maintenance, Repairs and Replacement.** The cost of the maintenance, repairs and replacements of the Roads, Sewage Lift Station, and/or Ponding Basins within the Paradise Property and the continuing operational expenses, including taxes and insurance, shall be paid by the Board from the funds of the Association obtained by Regular or Special Assessments against the Lots. Such costs and expenses shall be apportioned among the Lots within the Paradise Property on an equal basis. In the event the Association does not have adequate funds to pay the cost and expenses deemed by the Association to be required, the efficiency shall be assessed to each Lot, on an equal basis, as a Special Assessment. The decision as to what costs and expenses are required and the timing of the payment thereof shall rest solely with the Board.

Area and the Maintenance Area and the performance of the duties of the Association and other responsibilities set forth in this Declaration, including, but not limited to, the following:

8.5.1. Assessments. The power to determine the amount of and to levy Assessments on the Owners and/or Lots and to enforce payment thereof in accordance with the provisions of this Declaration.

8.5.2. Right of Enforcement. The power and authority from time to time in its own name, on its own behalf, or on behalf of any Owner(s) who consent thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of the Articles, By-Laws, Declaration or Architectural Guidelines, and to enforce by mandatory injunction or otherwise, all provisions thereof.

8.5.3. Delegation of Powers. The authority to delegate its power and duties to committees, officers, employees, or to any person, firm or corporation to act as manager, and to pay to such manager such compensation as shall be reasonable.

8.5.4. Liability of Board Members and Officers. Neither any member of the Board nor any officers of the Association shall be personally liable to any Owner, or to any other Person, for any damage, loss or prejudice suffered or claimed on account of any act or omission of the Association, the Board, its officer, a manager or any other representative or employee of the Association, or the Architectural Committee, provided that said Board Member, officer, manager or other person has, upon the basis of such information as was available, acted in good faith without willful or intentional misconduct.

8.5.5. Association Rules. The power to adopt, amend and repeal such rules and regulations as the Association deems reasonable. Such rules shall govern the use by Owners or any other Person of Common Area, Maintenance Area and other property owned or controlled by the Association; provided, however, Association rules shall not discriminate among Owners and shall not be inconsistent with the Articles, By-Laws or this Declaration. A copy of Association rules as they may from time to time be adopted, amended or repealed shall be mailed or otherwise delivered to each Owner. Upon such mailings said Association rules shall have the same force and effect as if they were set forth in and were part of this Declaration. In the event of any conflict between an association rule and any provision of the Articles, By-Laws or this Declaration, the conflicting provisions of the Association rules shall be deemed superseded to the extent of any such inconsistency.

8.5.6. Emergency Powers. The Association, or any person authorized by the Association may enter onto any Lot or into any Dwelling Unit or other structure on a Lot in the event of any emergency involving illness or potential danger to life or property or when necessary in connection with any maintenance or construction for which it is responsible. Such entry shall be made with as little inconvenience to the Owners as practicable sand any damage caused thereby shall be repaired by the Association unless said entry was necessitated by a condition caused by the Owner.

8.5.7. Licenses, Easements and Right-of-Way. The power to grant and convey to any third party such licenses, easements, rights-of-way or fee title in, on, through, or under the Common Area as may be necessary or appropriate for the orderly maintenance, preservation and enjoyment thereof and for the preservation of healthy, safety, convenience and welfare of the Owners, for the purpose of construction, erecting, operation or maintaining:

(i) Underground lines, cables, wires, conduits and other devices for the transmission of any utility or other service.

(ii) Public sewers, storm drains, water drains and pipes, water systems, sprinkling systems, water, heating and gas lines or pipes.

(iii) Any similar public or quasi-public improvements or facilities.

8.5.8. Fiscal Year. The Board shall have the right to select a fiscal year for the Association instead of a calendar year for budget, Assessment and accounting purposes.

Section 8.6. Duties of Association. In association to the powers delegated to it by the Articles, By-Laws and this Declaration, without limiting the generality thereof, the Association or its authorized agents, if any, shall have the obligation to conduct all business affairs of common interest to all Owners and to perform each of the following duties:

8.6.1 Operation and Maintenance of Common Area and Maintenance Area. Perform. or provide for the performance of, the operation, maintenance and management of the Common Area, Maintenance Area, Public and Private Roads, and landscape easement areas, if any, owned or controlled by the Association, including the repair and replacement of property or Improvements thereon damaged or destroyed by casualty loss, the maintenance, repair and replacement of any facilities, if any, installed by Declarant, and the maintenance, management, repair or replacement of all other property owned or controlled by the Association.

8.6.2 Taxes and Assessments. Pay all real and personal property taxes and assessments levied against the Common Area, Maintenance Area, or against the Association and/or any property owned by the Association. Such taxes and assessments may be contested or compromised by the Association; provided, however, that they are paid or a bond insuring payment is posted prior to the sale or the disposition of any property to satisfy the payment of such taxes. In addition, the Association shall pay all other taxes, federal, state or local, including income or corporate taxes, levied against the Association in the event that the Association is denied the status of a tax exempt corporation.

8.6.3 Utilities. Acquire, provide and/or pay for water, sewer, refuse collection, electrical, telephone, gas and other necessary services for the Common Area, Maintenance Area, or property owned or controlled by Association.

8.6.4 Insurance. Obtain, from reputable insurance companies authorized to do business in Guam and maintain in effect the policies of insurance specified in Section 7.8, below.

8.6.5 Identification Signs. Maintain, repair and replace all permanent entry and special identification signs for the Paradise Property, whether the same is located within or without the boundaries for the Paradise Property.

8.6.6 Rule Making. Make, establish, promulgate, amend and repeal Association rules.

8.6.7 Architectural Committee. Appoint and remove members of the Architectural Committee, all subject to the provisions of this Declaration.

8.6.8 Enforcement of Restrictions and Rules. Perform such other acts, whether or not expressly authorized by this Declaration, as may be reasonably necessary to enforce any of the provisions of this Declaration and the Association rules.

Section 8.7. Budgets and Financial Statements. Financial statements for the Association shall be regularly prepared and copies distributed to each Member as follows:

8.7.1. A pro forma operation statement (budget) for each fiscal

year shall be distributed not less that thirty (30) days after the beginning of each fiscal year.

8.7.2. Within ninety (90) days after the close of each fiscal year, the Association, or its agent, shall cause to be prepared and delivered to each Owner, a balance sheet as of the last day of the Association's fiscal year and an annual operation statement reflecting the income and expenditures of the Association for that fiscal year.

Section 8.8. Insurance. The Association shall obtain insurance from insurance companies authorized to do business in Guam, and maintain in effect any insurance policy the Association deems necessary or advisable, which shall include, without limitation, the following policies to the extent its is possible for the Association to obtain the same:

8.8.1. Fire insurance including those risks embraced by coverage of the type know as the broad form or "All Risk" or special extended coverage endorsement on a blanket agreed amount basis for the full insurable replacement value of all equipment and fixtures located within the Common Area and the Maintenance Area;

8.8.2. Comprehensive general liability insurance insuring the Association and the Owners, and the individual grantees, tenants, agents and employees, invitees and guests of each of the foregoing against any liability incident to the ownership, management, maintenance and/or use of the Common Area and Maintenance Area. Limits on liability of such coverage shall be as follows: Not less that One Million Dollars ($1,000,000) per occurrence with respect to property damage or such amounts in excess thereof which the Association determines is commercially reasonable and prudent under the circumstances after taking into account inflation occurring after the execution of this Declaration;

8.8.3. Such other insurance, including motor vehicle insurance and worker's compensation insurance, to the extent necessary to comply with all applicable laws and indemnity, faithful performance, fidelity and other bonds as the Association shall deem necessary or required to carry out the Association functions or to insure the Association against any loss from malfeasance or dishonesty of any employee or other person charged with the management or possession of any Association funds or other property.

Section 8.9. Insurance Proceeds. The Association shall be deemed trustee of the interests of all Owners in connection with any insurance proceeds paid to the Association under such policies, and shall have full power to receive such Owner's interest, if any, in such proceeds and to deal therewith.

Section 8.10. Premiums Included in Assessments. Insurance premiums for the above insurance coverage shall be deemed a common expense to be included in the Regular Assessments levied by the Association. The Association shall have the right to establish a reserve account (hereafter "Insurance Reserve Account") for the payment of insurance premiums relating to the insurance policies purchased and maintained by the Association under this Article or otherwise. The amount of said Assessments determined for the purpose of the funding the Insurance Reserve Account shall be determined by the Board consistent with the terms of this Declaration. The right to assess each Lot to fund the Insurance Reserve Account shall include the right to make an initial Assessment in the amount of the first (1st) year's premium(s) for said insurance. The Board of Association shall have the right to place all funds collected for the Insurance Reserve Account in an interest bearing account at a financial institution approved by the Board.

Article IX.
RIGHT OF USE FOR COMMON AREA

Section 9.1. Owner's Easements of Enjoyment of Common Area. Every Owner shall have a right to use each parcel of Common Area, which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

9.1.1. The rights of the Association to levy and increase assessments for the construction protection, maintenance, repair, management and operation of improvements on the Common Area;

9.1.2. The rights of the Association to suspend the voting rights and right to use any common Area by an Owner for any period during which any Assessment against the Owner's Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of the Association's published rules and regulations;

9.1.3. The rights of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as any be agreed to by the Board. No such dedication or transfer shall be effective, however, unless approved by a majority of members of the Association.

Section 9.2 Delegation of Use. Any Owner may delegate that Owner's right of enjoyment to the Common Area and facilities to the members of that Owner's family, tenants, guests, invitees or contract purchases who resides on the property.

Section 9.3 Encumbrance of Common Area. The Common Area cannot be mortgaged or conveyed without the approval of at least two-third (2/3) of the Class A Members. If ingress or egress to any Dwelling Unit is through the Common Area, any conveyance or encumbrance of the Common Area shall be subject to an easement for the benefit of the Owners of such Dwelling Units for the purpose of ingress and egress.

Section 9.4 Damages. An Owner shall be liable for any damages to the Common Area which may be sustained by reason of the negligent or willful act or omission of said Owner or of said Owner's family, licensees, invitees, lessees or contract purchasers, both minor and adult. In the case of joint ownership of a Lot, the liability of such Owners shall be joint and several. The cost of correcting such damage shall constitute a Limited Assessment against that Owner's Lot.

Section 9.5 Damage and Destruction. In the case of damage by fire or other casualty to the Common Area or other property owned by the Association, insurance proceeds to compensate for damage and destruction shall be paid to the Association, and the recipient thereof shall thereafter determine what repair or reconstruction shall be undertaken.

Section 9.6 Condemnation. If at any time any part of a Common Area or other property owned by the Association be taken or condemned by any public entity or sold or otherwise disposed of in lieu thereof, all compensation, damages or other proceeds shall be paid to the Association, The recipient of said payment shall then use all or a portion of the funds to pay obligations secured by any lien on the property taken and thereafter may determine to use the funds to (1) improve other Common Area; (II) acquire and /or improve additional Common Area; or (III) use such proceeds to reduce future Assessments.

Article X.
ASSESSMENTS

Section 10.1 Covenant to Pay Assessments. Each Owner hereby, and by acceptance of a deed to a Lot covenants and agrees to pay when due all Assessments or charges made by the Association. All such Assessments, together with interest, costs and reasonable attorneys' fees which may be incurred in collecting the same, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such Assessment is made, and shall be also the personal obligation of the Owner of such Lot at the time when the Assessment become due and payable. The personal obligation for delinquent Assessment shall not pass to an Owner's successors in title unless expressly assumed by them. No Owner may waive or otherwise avoid liability for any Assessment by non-use of the Common Area or by abandonment of such Owner's Lot.

Section 10.2 Regular Assessments. Regular Assessments shall be made by the Association in such amounts and at times and intervals deemed appropriate by the Board. The Regular Assessments shall be based upon advance estimates of cash requirements as determined by the Board for the operation, maintenance, repair and replacement of the Private Roads, buildings and the Common Area and all easement areas, if any, owned or controlled by the Association and for the performance by the Association of its other duties and responsibilities. Such estimates may include, but shall not be limited to, expenses of management, taxes and special assessments of local governmental units, premiums for all insurance which the Association is required or permitted to maintain hereunder, legal and accounting fees, and any deficit remaining from previous periods and the creation of a reserve, surplus and/or sinking fund(s) for such purposes as deemed necessary and prudent by the Board.

Section 10.3 Special Assessments. In addition to Regular Assessments, the Association may levy at any time a Special Assessment payable over such period, as the Board may deem appropriate for the following purposes:

10.3.1. To defray, in whole or in part, the cost of any construction or reconstruction of improvements on a Common Area, unexpected repair or replacement of a Common Area or any facility located thereon or an easement area controlled by the Association, the furnishing of a special service or services (other than those appropriate for a limited Assessment), or for any other expenses incurred or to be incurred as provided in this Declaration.

10.3.2. To cure a deficit in the common and ordinary expenses of the Association for Regular Assessments for a given calendar or fiscal year are or will be inadequate to pay, as determined by the Board.

At the closing of the sale of each Lot by Declarant, a Special Assessment of $100 shall be collected from the purchaser of the Lot as payment for the set-up costs and the maintenance of the Common Area and Maintenance Area to be maintained by the Association.

Section 10.4 Limited Assessments. In addition to Regular Assessments, Owners shall pay Limited Assessments as follows:

10.4.1. *Maintenance and Repair.* The Association shall have the power to incur expenses for maintenance and repair of any Lot or any Improvements on a Lot, which maintenance and repair is the responsibility of the owner of said Lot, if such maintenance and repair is necessary, in the opinion of the Board, to protect the Paradise Property or the Dwelling Unit(s), and if the Owner of said Lot has failed or refused to perform said maintenance or repair within a reasonable time after written notice of the necessity thereof has been delivered by the Board to said Owner. The Board shall levy a Limited Assessment against the Owner of the

Lot owned by said Owner to pay for the cost of such maintenance and repair, and any other cost or expense, including attorneys' fees, arising out of or incident to such maintenance and repair and the Assessment therefore.

10.4.2. *Correction of Violations.* In addition to maintenance and repair, the Board, upon certification from the Architectural Committee of the failure or refusal of an Owner to correct a violation of this Declaration or the Architectural Guidelines, shall have the power to correct any such violation on a Lot or any Improvement on a Lot, and incur costs necessary in connection therewith. The cost of such corrective action, together with interest, related expenses and attorneys' fees shall be assessed and collected as a Limited Assessment.

10.4.3. *Limited Purpose.* The Association shall have the power to levy a Limited Assessment against Owners and Lots for any limited special purpose which the Board believes necessary with respect to certain Lots but not an appropriate expense for payment by the Association. Such Limited Assessment shall not be made until the Owners of said Lots subject thereto have been given an opportunity, after notice, to participate in a hearing with respect to said Limited Assessment.

Section 10.5. Commencement of Regular Assessments. Regular Assessments of the Association against each Lot shall commence the date of the closing of the sale of said Lot by Declarant to a Person and the conveyance of title to said Person. The initial regular Assessment amount shall be $25 until such time as a different Regular Assessment amount has been established by the Board. Declarant shall not be obligated to pay any Regular Assessment on a Lot owned by Declarant for so long as Declarant owns the same. If Declarant pays all or any portion of the expenses of the Association, such amounts so paid shall constitute a loan by Declarant to the Association, which loan, without interest, shall be repaid by the Association to Declarant from the funds of the Association when funds are available to make such repayment; provided, however, that the costs of constructing the Development(excluding Common and maintenance Areas) shall be solely borne by the Declarant without offset or requirement for repayment by the Association, and provided further that, in the case of the Common or Maintenance Areas, Declarant may seek repayment from the Association, at no interest, for the cost constructing certain Common or Maintenance Area, such as, but not limited to, bus stops, mailboxes, security systems, and playground equipment of the Common or Maintenance Area that are not part of the civil work (utilities) and building work (dwelling units) of the Development.

Section 10.6. Uniform Rate of Assessment. Except as provided to the contrary in this Declaration, Regular and Special Assessments of the Association shall be fixed at a uniform rate for all 3-bedroom Lots.

Section 10.7. Assessment Due Date. The due dates for Assessments shall be the first (1st) day of each calendar month, unless some other due date is established by the Board. Each installment of an Assessment shall be delinquent if not paid within ten (10) days after the due date thereof. Nothing herein contained shall prohibit the Board from requiring that Special or Limited Assessments be paid in lump sum instead of installments.

Section 10.8. Interest and Penalties. Any Assessment levied by the Association on Lots. if not paid when due, shall bear interest at an annual rate as shall be set by the Board from time to time, or if none is so set, at a rate of one percent (1.0%) per month. Such interest shall commence on the date the Assessment becomes due and payable. In addition to the interest charge the Board may, in accordance with rules and regulations promulgated by it, impose additional fines or charges for the failure of an Owner to timely pay any Assessment when due. The right of the Board to charge interest or impose additional fines or charges shall be in addition to, and not in lieu of, any other right of enforcement or sanction available to the Board in the event of non-payment of an Assessment.

Section 10.9. Estoppel Certificate. The Association, within seven (7) days of a written request, shall execute, acknowledge and deliver to a Person making such request a statement in writing stating whether or not to the knowledge of the Association, a particular Owner is in default under the provisions of this Declaration and further stating the dates to which Assessments have been paid by said Owner, it being intended that any such certificate delivered pursuant to this Section may be relied upon by any prospective purchaser or Mortgagee of said Lot, but reliance on such certificate may not extend to any default as to which the signer shall have had no actual knowledge. The Association shall have the right to charge a reasonable fee for the certification herein provided.

Section 10.10. Notice and Quorum Requirements. Notwithstanding anything to the contrary contained in either the Articles or the By-Laws, written notice of any meeting called for the purpose of levying a Special Assessment or a Limited Assessment shall be sent to each Owner whose Lot is subject to the levy of such Special or Limited Assessment not less than ten (10) nor more than fifty (50) days in advance of the meeting. The presence of Owners or of proxies entitled to cast majority of the total votes of each class Members of the Association subject to the levy of Special or Limited Assessment shall constitute a quorum. If the required quorum is not present, the meeting may be rescheduled by the Board for a date not later than sixty (60) days after the date of initial meeting and at the rescheduled meeting the presence of Owners or of proxies entitled to cast ten percent (10%) of the total votes of each class of Members shall constitute a quorum. No written notice of the rescheduled meeting shall be required. Notwithstanding the foregoing, in a case involving the levying of a Limited Assessment on a Lot, as provided in Section 10.4, above, there shall be no requirement of a quorum at a meeting rescheduled because of lack of the required quorum at the initial meeting, and the Board may approve and levy such Limited Assessment even though the Owner of the Lot subject thereto is not present in person or by proxy.

Article XI.
ENFORCEMENT OF ASSESSMENTS

Section 11.1. Right to Enforce. The right to collect and enforce payment of the Assessments made by the Association is vested in the Association. Each Owner of a Lot hereby agrees to the enforcement of the payment of all Assessments in the matter herein provided. In the event an attorney is employed for the collection of an Assessment, whether by suit or otherwise, or to enforce compliance with or specific performance of any of the terms and conditions of this Declaration, the Owner against whom such enforcement is sought shall pay reasonable attorneys' fees in connection therewith.

Section 11.2. Creation of Assessment Liens. There is hereby created a continuing claim of lien with power of sale on each and every Lot to secure payment of any and all Assessments levied against any and all Lots pursuant to this Declaration, together with interest thereon and all costs of collection which may be paid or incurred by the Association in connection therewith, including reasonable attorneys' fees. Such lien shall be prior and superior to all other liens or claims created subsequent to the recordation of this Declaration except only for (I) valid tax and special assessment liens on Lots in favor of any governmental unit assessing authority; (II) a lien for all sums unpaid and secured by a first Mortgage or first Deed of Trust, duly recorded in Guam, including all unpaid obligatory advances to be made pursuant thereto; and (III) labor or material man's liens, if the same are prior and superior by reason of applicable law. All other lien holders acquiring liens on any Lot after recordation of this Declaration shall be deemed to consent that such liens shall be inferior lien for Assessments levied by the Association, whether or not such consent is specifically set forth in the instruments creation such other liens.

Section 11.3 Notice of Assessment. If an Owner fails to pay an Assessment within thirty (30) days of its due date, the Association shall prepare a written notice of assessment setting forth the type of Assessment, the amount of the Assessment, the due date thereof, including the amount and due date of installments (if the same are permitted), the amount remaining unpaid at the time of filing, the name of the record Owner of the Lot

and a legal description of the Lot. Such notice shall be signed by an officer of the Association, acknowledged by a Notary Public and recorded in the office of the Recorder, Department of Land Management, Government of Guam. At such time as a delinquent Assessment, which is described in the notice, is paid, the Association shall prepare and record a notice of satisfaction with respect thereto.

Section 11.4. **Enforcement.** Upon the failure of an Owner to pay an Assessment in accordance with its terms, the lien for Assessment herein created may be enforced by sale by the Association, such sale to be conducted in the manner provided by law in Guam for the exercise of the power of sale in a mortgage or in any other manner permitted by law elected by the Board.

Section 11.5. **Notice Required.** Notwithstanding anything to the contrary contained in this Declaration, no action may be brought to foreclose the lien for any Assessment, whether by power of sale or otherwise, until the expiration of thirty (30) days after written notice of default has been deposited in the United States mail, certified or registered mail, postage prepaid, return receipt requested, addressed to tbe Owner of the Lot described in such notice at the last known address of the Owner as shown on the books and records of the Association. Said notice shall specify the amount and due date of the unpaid Assessment(s) and the legal description of the Lot.

Section 11.6. **Reporting.** The Association shall provide a Mortgagee with a copy of a notice of default served on an Owner under Section 11.5, above. The duty to give such notice shall rise only after said Mortgage furnishes to the Association written notice of a Mortgage, which shall contain the following:

11.6.1. The name and address of said Mortgagee;

11.6.2. A legal description of the Lot subject to the lien of the Mortgage by Lot and Block;

11.6.3. The name and address of the Owner;

11.6.4. The date the lien of the Mortgage was filed of record in with the Department of Land Management, and the instrument number thereof

11.6.5. The maturity date of the obligation secured by said Mortgage lien;

11.6.6. A copy of the title insurance report evidencing that the Mortgagee is the holder of a first Mortgage or the beneficiary of a first Deed of Trust;

11.6.7. The signature of the Mortgagee or authorized agent.

In the event the Association shall be required to notify a Mortgagee as herein provided, the Association shall assess the Owner who is delinquent the sum of $150.00 as a reasonable charge for such notification and such charge shall be a cost of collection secured by the Assessment lien described in Section 11.2, above. The charge for such notification shall be subject to change by the Board.

Section 11.7. **Term of Assessment.** Unless sooner satisfied and released and released or the enforcement thereof initiated as provided in this Article, the lien for any Assessment levied under this Declaration shall expire and be of no further force or effect after a period of five (5) years from the later of (i) the date of said

Assessment, or (ii) the date the last installment thereof is due and payable. Provided that the expiration of the lien as provided herein shall not release an Owner from the personal obligation to pay any Assessment.

Section 11.8. Non-Exclusive Remedy. The remedies set forth in this Article or elsewhere in this Declaration shall not be deemed to be an exclusive remedy and the Association may pursue all other remedies available at law or in equity.

Article XII.
ARCHITECTURAL COMMITTEE

Section 12.1. Creation; Declarant's Right of Appointment. Within thirty (30) days of the date on which Declarant first conveys a Lot to an Owner, Declarant shall appoint three (3) individuals to serve on the Architectural Committee. Thereafter, at any time, and from time to time, until such time as the Class B membership is terminated, Declarant shall have the exclusive right, in Declarant's sole discretion, to appoint, remove and replace all members of the Architectural Committee. At all other times, the Board shall have the right to appoint, remove and replace all members of the Architectural Committee. If a vacancy on the Architectural Committee occurs and a permanent replacement has not yet been appointed, Declarant or the Board, as the case may be, may appoint an action Member to serve for a specified temporary period not to exceed one (1) year. A member of the Architectural Committee need not be an Owner. Pursuant to section 12.3 below, the Architectural Committee shall review, study, and either approve or reject any proposed Improvements that are not within Declarants Development on each Lot, and that they are in compliance with the Declaration and the Architectural Guidelines. The decision of the Architectural Committee in the exercise of its discretion by its approval or disapproval of the proposed Improvements on each Lot, or with respect to any other matter before it, shall be conclusive and binding on all parties. In the event that an Architectural Committee is not established or does not exist for any reason whatsoever, the Board shall act in its place, and in any event, the Board, in its discretion, may modify, amend, nullify, or overrule the decision of the Architectural Committee.

Section 12.2. Appointment of Architectural Committee Representative. The Architectural Committee may appoint in writing one (1) of its members to act as its designated representative (the "Committee Representative"). The Committee Representative may be delegated all duties and obligations of the Architectural Committee. In the event a Committee Representative is appointed, it is intended that the Architectural Committee shall look to the Committee Representative to perform all functions of the Architectural Committee; provided however, the Architectural Committee shall make all final determinations and decisions regarding all Architectural Committee duties and obligations. Any action or decision made by two (2) members of the Architectural Committee shall be a binding decision of the entire Architectural Committee.

Section 12.3. Improvements Generally. The Architectural Committee shall draft the Architectural Guidelines for the construction and reconstruction of all Improvements on the Paradise Property. No Improvements on any portion of the Paradise Property shall be constructed, reconstructed, placed or removed without the Architectural Committee's prior written consent, and without being in compliance with this Declaration and the Architectural Guidelines. The Architectural Guidelines shall be used and drafted by the Architectural Committee to ensure that all Improvements conform and harmonize as to external Architectural, quality and type of construction, architectural character, materials, color, location on the Lot, height grade and finish ground elevation, natural conditions, landscaping and all aesthetic considerations, including guidelines designated to protect the special qualities of the Paradise Property, and to encourage creative Architectural, by providing general architectural, Architectural and construction guidelines (including Lot guidelines), landscape guidelines (including a description of existing, natural conditions and vegetation), submittal and review procedures, and fees and charges for review. The Architectural Guidelines shall be drafted to conform to this Declaration, the Articles or Bylaws, as the case may be, shall govern. The content of the Architectural Guidelines may be modified and amended from time to time as provided in the Architectural Guidelines, and in all events can be modified and changed by a majority vote of the Board. Nothing contained in this Article XII limits any

Owner's obligation and duty to ensure that the Owner's Lot development is in compliance with this Declaration, the Architectural Guidelines, any other applicable documents or applicable Guam laws.

Section 12.4. Expenses. All expenses of the Architectural Committee shall be paid by the Association. The Architectural Committee shall have the right to charge a fee for each application submitted to it for review in an amount which may be established by the Architectural Committee from time to time and such fees shall be collected by the Architectural Committee and remitted to the Association to help defray the expenses of the Architectural Committee's operation, including reasonable payment to each member of the Architectural Committee for their services as provided herein.

Section 12.5. Review of Proposed Alteration. The Architectural Committee shall consider and act upon any and all proposals or plans and specifications submitted for its approval pursuant to this Declaration, and perform such other duties from time to time as may be assigned to it by the Board, including the inspection of construction in progress. The Architectural Committee may require submission of additional plans or review by a professional architect. The Architectural Committee may issue guidelines setting forth procedures for the submission of plans for approval. The Architectural Committee may require such detail in plans and specifications submitted for its review as it deems proper, including without limitation floor plans, site plans, drainage plans, elevations, drawings and description of samples or exterior material and colors. Until receipt by the Architectural Committee of any required plans and specifications the Architectural Committee may postpone review of plans. Decision of the Architectural Committee and the reasons therefore shall be transmitted by the Architectural Committee, in writing, to the applicant at the address set forth in the application for approval within thirty (30) days after filing all materials required by the Architectural Committee.

Section 12.6. Architectural Guidelines. The plans and specifications of Paradise Court, as approved and implemented by the Declarant, shall be the Architectural Guidelines, and the Architectural Committee, may from time to time, supplement, modify, alter, amend or change said Guidelines.

Section 12.7. Inspection of Approved Alterations. Inspection of Improvements and correction of defects therein shall proceed as follows: upon completion of any Improvements for which approved plans are required under this Article, the Owner shall give written notice of completion to the Architectural Committee. Within thirty (30) days thereafter, the Architectural Committee or its duly authorized representative may inspect such Improvement. If the Architectural Committee finds that such work was not done in substantial compliance with the approved plans, it shall notify the Owner and the Board in writing of such noncompliance within thirty (30) days period, specifying the particulars of noncompliance, and shall require the Owner to remedy the same. If upon the expiration of thirty (30) days from the date of such notification the Owner shall have failed to remedy such noncompliance, the Board, at its option, may exercise its right to enforce the provisions of this Declaration, by any proceeding at law or in equity on behalf of the Association, and may take such other actions as are appropriate, including levy of a Limited Assessment against such Owner for reimbursement pursuant to this Declaration.

Section 12.8. Review of Unauthorized Alterations. The Architectural Committee may identify for review, alterations which were not submitted to the approval process. The Architectural Committee or its duly authorized representative shall inspect such unauthorized alteration. If the Architectural Committee finds that the work is in noncompliance it shall notify the Owner and the Board in writing of such noncompliance and, if so, the nature thereof and the estimated cost of correction or removing the same. If noncompliance exists, the Owner shall remedy or remove the same within a period of not more than forty-five (45) days from the date of the announcement of the Board ruling. If the Owner does not comply with the Board ruling within such period, the Board, at its option, may exercise its right to enforce the provisions of this Declaration, by a proceeding at law or in equity on behalf of the Association, and may take such other actions as are appropriate, including levy of a Limited Assessment against such Owner for reimbursement pursuant to this Declaration.

addition, Declarant, regardless of whether it has conveyed any Lot(s) to an Owner, shall have the exclusive right, power and authority to amend this Declaration, at any time and at its sole discretion, to comply with any and all requirements and conditions of Federal Home Loan Mortgage Corporation ("FHLMC"), the Government National Mortgage Association ("GNMA"), the Federal Housing Administration ("FHA"), the Veterans Administration ("VA") and the Federal National Mortgage Associating ("FNMA"), or any other financial agency or institution, government or private; and, any amendment that the Declarant, in its absolute discretion, deems necessary to accomplish its Development.

13.2.2 By Association. Upon the extinguishment of the Class B voting stock, and only then, this Declaration may then be amended by the vote of at least a majority of the members of the Association, except the power to extinguish this Declaration, which in such case, the requirement of Section 13.1 shall govern.

13.2.3 Effect of Amendment. Any amendment of this Declaration approved in the manner specified above shall be binding on and effective as to all Owners and their respective properties notwithstanding that such Owners may not have voted for or consented to such amendment. Such amendments may add to and increase the Restrictions applicable to the Paradise Property but shall not prohibit or unreasonably interfere with the allowed uses of such Owner's property, which existed prior to, said amendment.

Section 13.3. Mortgage Protection. Not withstanding any other provision of this Declaration, no amendment of this Declaration shall operate to defeat or render invalid the rights of the beneficiary under any first Mortgage upon a Lot made in good faith and for value, and recorded prior to the recordation of such amendment, provided that after foreclosure of any such first Mortgage, such Lot shall remain subject to this Declaration, as amended. In order to induce FHLMC, GNMA, FHA, VA, FNMA, and any and or other financial institution to participate in the financing of the sale of Lots, any provisions hereof which conflict with or are not adequate to meet the requirements of FHLMC, FNMA, GNMA, FHA, or any other financial institution, governmental or private, may be amended and supplemented by Declarant, in its sole discretion, to meet such requirements.

In addition to the foregoing, the Board may enter into such contracts or agreements on behalf of the Association as are required in order to satisfy the guidelines of the VA, the FHA, the FHLMC, and the FNMA or the GNMA or any similar entity, or any other governmental or private financial institution so as to allow for the purchase, guaranty or insurance, as the case may be, by such entities of first Mortgages encumbering Lots with Dwelling Units thereon. Each Owner hereby agrees that it will benefit the Association and the membership of the Associations, as a class of potential Mortgage borrowers and potential sellers of their Lots, if such agencies or financial institutions approve the Paradise Property as a qualifying subdivision under their respective policies, rules and regulations, as adopted from time to time. Mortgagees are hereby authorized to furnish information to the Board concerning the status of any Mortgage encumbering a Lot.

Section 13.4. Books and Records. All books, records and minutes of the Board and all other books and records maintained by the Association shall be made available for inspection and copying by any Owner or by his duly authorized representative, at any reasonable time and for a purpose reasonably related to his interest as a Member, or at such other place and time as the Board shall prescribe.

Section 13.5. Non-Waiver. The failure of Declarant, the Board or any Owner in any one or more instances to insist upon the strict performance of any of the covenants, conditions, restrictions, easements or other provisions of this Declaration or to exercise any right or option contained herein, or to serve any notice or to institute any action, shall not be construed as a waiver or relinquishment for the future of such covenant, condition, restriction, easement or other provision, but the same shall remain in full force and effect.

Section 13.6. Acceptance. Each Owner of a Lot, each purchaser of a Lot under a contract or agreement of sale and each holder of an option to purchase a Lot, by accepting a deed, contract of sale or agreement or

Section 12.9. Non-Liability of Architectural Committee Members. Approval by the Architectural Committee does not assure approval of the Improvements by any other governmental or quasi-governmental agency. Notwithstanding that the Architectural Committee has approved Improvements, plans and specifications, neither the Architectural Committee nor any of its members shall be responsible or liable to the Declarant, the Association or any Owner with respect to any loss, liability, claim or expense which may arise by reason of such approval of the Improvements, unless due to the willful misconduct or bad faith of the Architectural Committee. Neither the Board, Architectural Committee or any agent thereof nor Declarant, its employees, agents, or consultants shall be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the provisions of the Declaration and the Architectural Guidelines, nor for any structural or other defects in any work done according to such plans and specifications. In any and all events, the Architectural Committee shall be defended, indemnified and held harmless by the Association in any such suite or proceeding which may arise by reason of the Architectural Committee's decision. The Association, however, shall not be obligated to defend, indemnify and hold harmless any member of the Architectural Committee to the extent any such members of the Architectural Committee shall be adjudged to be liable for willful misconduct or bad faith in the performance of such member's duty as a member of the Architectural Committee, unless and only to the extent that the court in which such action or suit may be brought shall determine that, despite the adjudication of liability, but in view of all circumstances, such member is fairly and reasonably entitled to indemnification and defense for such expense.

Section 12.10. Variances. The Architectural Committee may authorize variances from compliance with any of the Architectural Guidelines, including restrictions upon height, size, floor area or placement of structures, or similar restrictions, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variances must be evidenced in writing, and must be signed by at least two (2) members of the Architectural Committee and the approval of the Board. If such variances are granted, no violation of the covenants, conditions and restrictions contained in this Declaration or the Architectural Guidelines shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration, or the Architectural Guidelines for any purpose except as to the particular property and particular provision hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all federal and local laws, rules, regulations and ordinances.

Section 12.11. Declarant's Exemption. Any and all Improvements constructed by Declarant on or to the Paradise Property or on any Lot is not subject to review and approval by the Architectural Committee.

ARTICLE XIII
MISCELLANEOUS

Section 13.1. Term. This Declaration and all covenants, conditions, restrictions, and easements contained herein shall run until April 01, 2018, unless amended as hereafter provided. After April 01, 2068, said covenants, conditions, restrictions and easements shall be automatically extended for successive period of ten (10) years each, unless extinguished by a written instrument executed by the Owners of at least eighty percent (80%) of the Lots covered by this Declaration and such written instruments is recorded with Office of the Recorder, Department of Land Management, Government of Guam. After the expiration of this term including automatic extensions, this Declaration may be renewed or extended, as the case may be, by the vote of a majority of the Members of the Association.

Section 13.2. Amendment.

13.2.1 By Declarant. Until the recordation of the first deed to a Lot to an Owner, the provisions of this Declaration may be amended, modified, clarified, supplemented, added to or terminated (collectively "amended") by Declarant by recordation of a written instrument setting forth such amendment. In

Doc. No. 34GL-18-2453.

option, accepts the same subject to all of the covenants, conditions, restrictions, easements and other provisions set forth in this Declaration and agrees to be bound by the same.

Section 13.7. Interpretation. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of the Paradise Property as set forth in the recitals of this Declaration.

13.7.1. Restrictions Construed Together. All of the provisions hereof shall be liberally construed together to promote and effectuate the fundamental concepts of the development of the Paradise Property as set forth in the recitals of this Declaration.

13.7.2 Restrictions Severable. Notwithstanding the provisions of the foregoing 13.7.1, each of the provisions of this Declaration shall be deemed independent and servable, and the invalidity or partial invalidity of any provision or portion thereof shall not affect the validity or enforceability or any other provision herein.

13.7.3. Singular Includes Plural. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular; and the masculine, feminine or neuter shall each include the masculine, feminine and neuter.

13.7.4. Captions. All captions and titles used in this Declaration are intended solely for convenience of reference and shall not affect that which is set forth in any of the provisions hereof.

Section 13.8. Successors and Assigns. All references herein to Declarant, owners, Members, an Association or person shall be construed to include all successors, heirs, assigns, partners and authorized agents of such Declarant, Owners, Members, Associations or Person.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the day and year first above written.

DECLARANT:

TRI, INC., a Guam Corporation

By: _____
RICHARD J. UNTALAN
President

U.S. TERRITORY OF GUAM)
) ss.
MUNICIPALITY OF DEDEDO)

On this 3rd day of April, 2018, before me, a Notary Public in and for the State of Guam, personally appeared Richard J. Untalan, known or identified to me to be the President of said corporation, and acknowledged to me that said corporation executed the same.

IN WITNESS WHEREOF, I have hereunder set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public of Guam _____

Residing at _____

My Commission expires _____

FRANCES M. HERRING
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: MAY 16, 2020
238 Tun Jesus Crisostomo Road Tamuning, Guam 96913

Exhibit E. Covenants, Conditions, & Restrictions (CC&Rs)

GGN 1083
N 195,128.3858
E 105,920.3562

GGN TIE SCHEME
(NOT TO SCALE)

GGN 1657
N 194,915.3578
E 105,899.4051

83.730
N19° 40' 45"W

SYMBOLS :

- GGN STATION
- TRAVERSE STATION
- #4 REBAR ENCASED IN CONCRETE, SET BY RLS No. 20, REF #3 & 4
- PRE-WAR CONCRETE MONUMENT FOUND, REF #5
- 4x4 CONCRETE MONUMENT FOUND, SET BY UNKNOWN, REF #4
- #4 REBAR FOUND WITH PLASTIC CAP MARKED PLS 82, REF #6
- #4 REBAR FOUND WITH PLASTIC CAP MARKED PLS 77, UNDOCUMENTED
- #4 REBAR FOUND WITH PLASTIC CAP MARKED RLS 49, REF #4
- #4 REBAR FOUND WITH PLASTIC CAP MARKED RLS 48, UNDOCUMENTED
- #4 REBAR FOUND, NO IDENTIFICATION, UNDOCUMENTED
- #4 REBAR SET WITH PLASTIC CAP MARKED PLS 19
- COMPUTED CORNER/NOT SET
- CONCRETE POWER POLE
- GUY WIRE
- POWER METER
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- TELEPHONE PEDESTAL
- CONSOLIDATION SYMBOL

SPECIAL NOTE :

1. PER PL 28-126, SECTION 1(d), THIS IS A CONSOLIDATION SURVEY AND THEREFORE EXEMPTED FROM THE MAP PROCESSING REQUIREMENTS OF PL 28-126, SECTION 1(a).
2. THE DIFFERENCE BETWEEN RECORD AND COMPUTED AREA WAS BASED ON FOUND CORNERS AND COMPUTED.

ABSTRACT OF OWNERSHIP

LOT No.	C.T. No.	REG. DATE	IN THE NAME OF
2303-R8	93569	APRIL 15, 1983	JESUS C. TAITANO
2303-6	93570	APRIL 15, 1983	SUZETTE TAITANO FIGUEROA
2294-REM-PART-4B-1	24364	OCTOBER 30, 1989	JOSE A. ARRIOLA & MANUELA P. ARRIOLA HUSBAND & WIFE
2294-[illegible]	1381	JULY 16, 1982	JOSE ANDERSON MINER

SATISFACTORY TO AND APPROVED BY:

8/7/2017
DATE

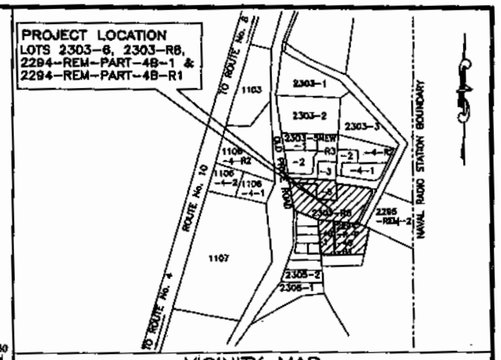
TRI, INC. A GUAM CORPORATION
BY: RICHARD J. UNTALAN
PRESIDENT
LOT 2303-R8, Doc.-No: 894575
LOT 2303-6, Doc. No. 904574
LOT 2294-REM-PART-4B-1, Doc. No. 902824
LOT 2294-REM-PART-4B-R1, Doc. No. 902824

GUAM 1993

10 5 0 10 20 30
METRIC SCALE: 1:500

PROJECT LOCATION

LOTS 2303-6, 2303-R8, 2294-REM-PART-4B-1 & 2294-REM-PART-4B-R1



VICINITY MAP
(NOT TO SCALE)

NOTES :

1. SURVEY WAS BASED ON FOUND CORNERS AS SHOWN.
2. ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
3. BEARINGS AND DISTANCES WITHIN THE PARENTHESES ARE RECORD DATA, ALL OTHERS ARE 1993 GRID VALUE.
4. SUBJECT LOT IS WITHIN THE NORTHERN AQUIFER.
5. SUBJECT LOT IS ZONED "R-1" SINGLE-FAMILY RESIDENTIAL PER 1987 OFFICIAL ZONE MAP, F367539.
6. AS-BUILTS SHOWN EXISTS AS OF APPROVAL OF THIS MAP.
7. RECORD DATA WITHIN BRACKETS ARE BASED ON REF #2, WITHIN DOUBLE PARENTHESES ARE BASED ON REF #3.

REFERENCE :

1. DWG NO. CS503-92-29, RE-SUBDIVISION SURVEY MAP OF LOT 2303-R8, PREPARED BY RLS No. 48, L.M. No. 254-FY92, Doc. No. 490498.
2. DWG No. CC-79078, DECEDENTS ESTATE OF BASIC LOT 2303, PREPARED BY RLS No. 48, L.M. No. 293-FY79, Doc. No. 306379.
3. DWG No. 9-11-B, PARCEL SURVEY OF LOT 2294-REM-PART-4B-1, PREPARED BY RLS No. 20, L.M. No. 88-FY70, Doc. No. 92233.
4. DWG No. 97-07-02, RETRACEMENT SURVEY OF LOT 2294-REM-PART-4B-R1, PREPARED BY RLS No. 48, L.M. No. 982-FY98, Doc. No. 594890.
5. DWG No. VPO-2012-058, LOT PARCELING SURVEY OF LOT 2305-R4, PREPARED BY PLS No. 77, L.M. No. 211-FY2012, Doc. No. 842139.
6. DWG No. PSD356, PARCELING SURVEY OF LOT 2303-SNEW, PREPARED BY PLS No. 82, L.M. No. 214-FY2015, Doc. No. 894823.

CERTIFICATION

I, FRANK L.G. CASTRO, hereby certify that this map was prepared by me or under my direct supervision that it is based upon a field survey made in OCT. 2016 in conformance with all applicable laws and regulations. That I am responsible for the accuracy of all data and information shown hereon, I also certify that all the monuments are of the character and occupy the the position indicated on this map.

FRANK L.G. CASTRO, PLS NO. 19 — DATE

FRANK L.G. CASTRO — CERTIFICATE NO. 19 — ISLAND OF GUAM — PROFESSIONAL LAND SURVEYOR

EXP: APRIL 30, 2018

Approval Pursuant to Title 21, Guam Code Annotated, Chapter 61, Zoning Law and Chapter 62, Subdivision Law

MARVIN Q. AGUIDAN, GUAM CHIEF PLANNER — 8-10-2017 DATE

This map has been examined for conformance with Title 21, Guam Code Annotated, Chapter 60, Article 2 Uniform Subdivision System and Regulations thereunder on this 31st day of August 2017

PAUL SANTOS, P.L.S. No. 68, GUAM CHIEF SURVEYOR/CHIEF OF CADASTRE

FLGC

FRANK L.G. CASTRO
PROFESSIONAL LAND SURVEYOR NO. 19
ISLAND OF GUAM
P.O. BOX 1119, AGANA, GUAM 96932 — TEL. NO. 887-2748

SURVEY DATA	DATE
RESEARCHED BY: FLGC	OCT. 2016
FIELD BY: FLGC-CREW	OCT. 2016
FIELD BOOK: FC-016	———
COMPUTED BY: FLGC	OCT. 2016
DRAWN BY: MBC	OCT. 2016
CHECKED BY: FLGC	OCT. 2016

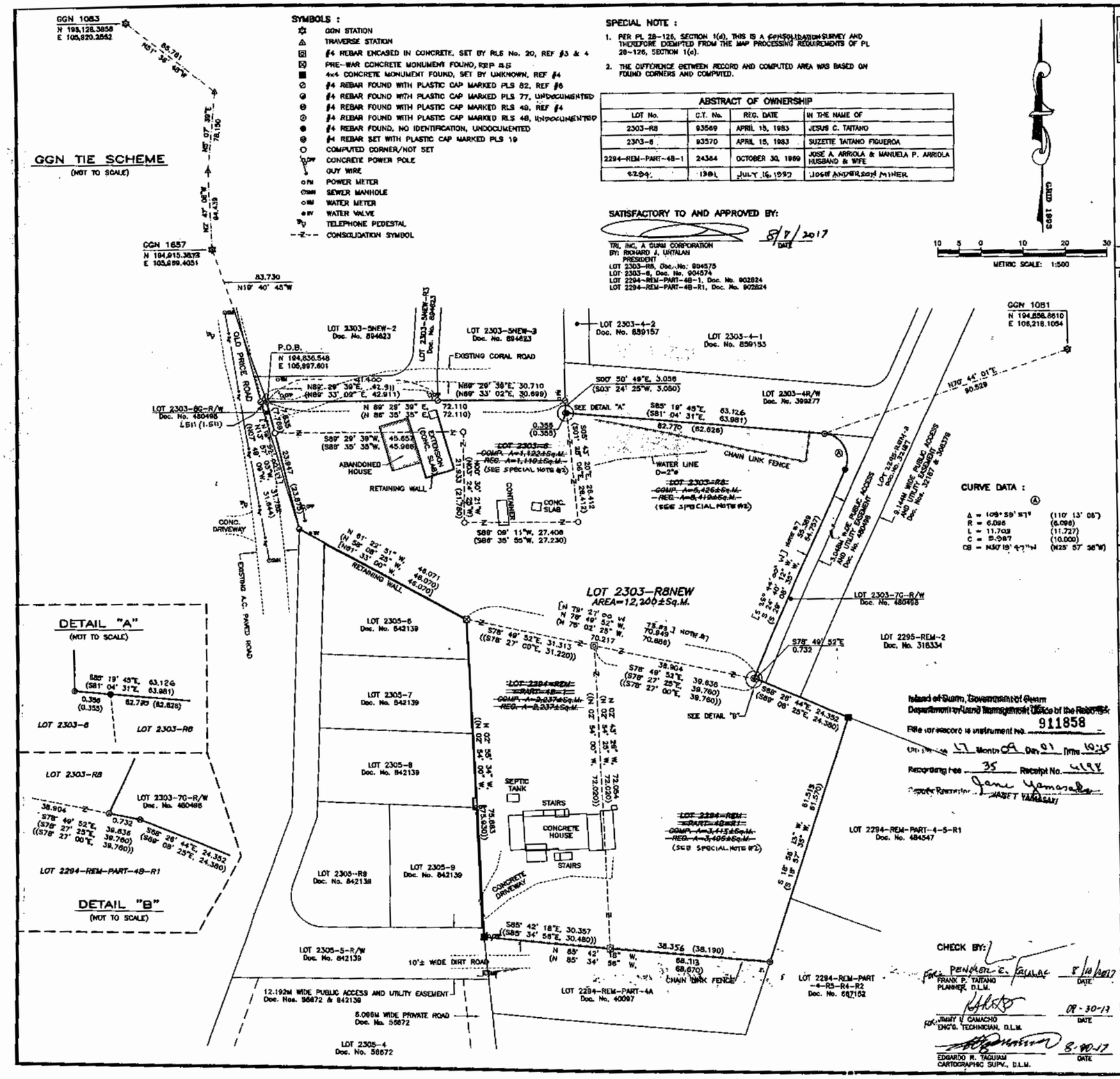
CONSOLIDATION SURVEY MAP OF LOTS 2294-REM-PART-4B-1, 2294-REM-PART-4B-R1, 2303-6 and 2303-R8 INTO LOT 2303-R8NEW

L.S. 19 — MUNICIPALITY OF MANGILAO — SEC. 2

LAND MANAGEMENT NO.	278-FY2017
SURVEYOR'S DRAWING NO.	FC16-09-01
SURVEYOR'S PROJECT NO.	FLGC16-0901
SCALE:	1:500 meters
SHEET NO.	1 OF 1

LOT NO.
CERTIFICATE OF TITLE NO.
REGISTERED ON: PLAN
IN THE NAME OF: SEE
PREPARED FOR, SATISFACTORY TO AND APPROVED BY:
SEE PLAN
OWNER: DATE

Island of Guam, Government of Guam
Department of Land Management, Office of the Recorder
File for record as instrument no. 911858
On the 17 Month 09 Day 01 Time 10:15
Recording fee 35 Receipt No. 4198
Recorder: JANET YAMASAKI



CHECK BY:

FOR: PENMEN C. TAITANO — FRANK P. TAITANO, PLANNER, D.L.M. — 8/10/2017 DATE

FOR: JIMMY L. CAMACHO, ENG'G. TECHNICIAN, D.L.M. — 09-30-17 DATE

EDGARDO R. TAGUIAM, CARTOGRAPHIC SUPV., D.L.M. — 8-30-17 DATE

Doc. No. 34GL-18-2453.

Exhibit G. Ownership Documents

Island of Guam, Government of Guam
Department of Land Management Office of the Recorder
File for Record is Instrument No. 902824
On the Year 17 Month 02 Day 04 Time 9:38
Recording Fee 947.50 Receipt No. 1904
Deputy Recorder Jane Yamasaki JANET YAMASAKI

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

THAT ON THIS 3rd day of **February, 2017 EFREN B. SANTOS and ZENAIDA H. SANTOS, Husband and Wife,** whose address is, 147 Dama De Noche Lane Latte Heights, Mangilao, Guam 96913, hereinafter referred to as "GRANTORS", for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration to them paid by, **TRI, INC., a Guam Corporation**, whose address, 562 Harmon Loop RD.#200 Dededo, Guam 96929, hereinafter referred to as "GRANTEE", the receipt, adequacy and sufficiency whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEES as, the following described property:

PARCEL I

LOT NUMBER 2294-REM-PART-4B-1, MUNICIPALITY OF MANGILAO, (Formerly of Barrigada), TERRITORY OF GUAM ESTATE NUMBER 16690, SUBURBAN, as said Lot is marked and designated on DRAWING NUMBER 9-T1-B, as L.M. CHECK NUMBER 89 FY 70, as described in that Parcel Survey Map of Lot 2294-REM PART 4B-1, dated OCTOBER 22, 1969 and recorded OCTOBER 30, 1969, at the Records Division, Department of Land Management, Government of Guam, under Document Number **92233.**

Registered Land, with the LAST REGISTERED OWNER being **JOSE A. ARRIOLA and MANUELA P. ARRIOLA, Husband and Wife** and the OWNER OF RECORD being **EFREN B. SANTOS and ZENAIDA H. SANTOS, Husband and Wife, a Joint Tenants with Rights of Survivorship** and the LAST CERTIFICATE OF TITLE REGISTRATION NUMBER being **24364.**

AREA: 2,237 +/- SQUARE METERS

PARCEL II

LOT NUMBER 2294-REM-PART-4B-R1, MUNICIPALITY OF MANGILAO, (Formerly of BARRIGADA), TERRITORY OF GUAM, ESTATE NUMBER 1381, SUBURBAN, as said Lot is marked and designated on DRAWING NUMBER 97-07-02, as L.M. CHECK NUMBER 062 FY 99, as described in that Retracement Survey Map, dated DECEMBER 03, 1998 and recorded DECEMBER 07, 1998, at the Records Division, Department of Land Management, Government of Guam, under Document Number **594890.**

Registered Land, with the LAST REGISTERED OWNER being **JOSE ANDERSON MINER** and the OWNER OF RECORD being **EFREN B. SANTOS and ZENAIDA H. SANTOS, Husband and Wife, as Joint Tenants with Rights of Survivorship** and the LAST CERTIFICATE OF TITLE REGISTRATION NUMBER being **1381** (Basic Lot 2294).

AREA: 3,406 +/- SQUARE METERS

TOGETHER with reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the GRANTOR, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same, together with all buildings, improvements, rights, easements, privileges and appurtenances thereon and thereto belonging or appertaining or held and enjoyed therewith, unto GRANTEE, in fee simple, GRANTEE'S successors and assigns forever.

AND GRANTOR, for GRANTOR and GRANTORS' heirs, executors and administrators do hereby WARRANT and COVENANT witb the GRANTEE, and GRANTEE'S successors and assigns, that they are lawfully seized of the above described property in fee simple; that the same is free and clear of all encumbrances excepting current real property taxes not yet due and payable; GRANT OF EASEMENT dated 08/08/71 and recorded 03/28/73 under document number 222337.

THAT the GRANTEES shall have the right of quiet enjoyment of said property, and that Grantor and Grantor's heirs, executors and administrator warrant and defend the same to GRANTEES, their successors and assigns against the lawful claims and demands of all persons.

AND GRANTEE, for GRANTEE and GRANTEE'S successors and assigns does hereby acknowledge and confirm that water and power are immediately available on the property or within 100 feet of the property described above.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.

GRANTORS:

EFREN B. SANTOS

ZENAIDA H. SANTOS

GRANTEE:
TRI, INC., a Guam Corporation

By:

RICHARD J. UNTALAN
President

GUAM, U.S.A.)
) ss
CITY OF HAGATNA)

ON THIS 3rd day of **February, 2017,** before me, a Notary Public in and for GUAM, U.S.A., personally appeared, **EFREN B. SANTOS and ZENAIDA H. SANTOS**, and they acknowledge to me that they executed the foregoing WARRANTY DEED, as their free and voluntary act and deed for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC
My commission expires:

JOHANNA B. CRUZ
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: NOV. 14, 2020
Ramon Cortez Ave. Tiño Community Bldg. Ste. 310 Hagåtña, Guam 96910

GUAM, USA)
) ss
CITY OF HAGATNA)

ON THIS 3rd day of **February, 2017,** before me, a Notary Public in and for GUAM, U.S.A., personally appeared, **RICHARD J. UNTALAN, President and Authorized Representative for and on behalf of TRI, INC., a Guam Corporation,** and he acknowledged to me that he executed the foregoing WARRANTY DEED, for and on behalf of said corporation, as his free and voluntary act and deed for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC
My commission expires:

Esc#619.16/JC

JOHANNA B. CRUZ
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **NOV. 14, 2020**
[illegible]

AFFIDAVIT

TO: **DIRECTOR OF LAND MANAGEMENT**

I/(WE), the undersigned having been first duly sworn hereby depose and say as follows:

I/(WE), have duly acquired the following described real property:

PARCEL I

LOT NUMBER 2294-REM-PART-4B-1, MUNICIPALITY OF MANGILAO, (Formerly of Barrigada), TERRITORY OF GUAM ESTATE NUMBER 16690, SUBURBAN, as said Lot is marked and designated on DRAWING NUMBER 9-T1-B, as L.M. CHECK NUMBER 89 FY 70, as described in that Parcel Survey Map of Lot 2294-REM PART 4B-1, dated OCTOBER 22, 1969 and recorded OCTOBER 30, 1969, at the Records Division, Department of Land Management, Government of Guam, under Document Number **92233.**

Registered Land, with the LAST REGISTERED OWNER being **JOSE A. ARRIOLA and MANUELA P. ARRIOLA, Husband and Wife** and the OWNER OF RECORD being **EFREN B. SANTOS and ZENAIDA H. SANTOS, Husband and Wife, a Joint Tenants with Rights of Survivorship** and the LAST CERTIFICATE OF TITLE REGISTRATION NUMBER being **24364.**

AREA: **2,237 +/- SQUARE METERS**

Doc. No. 34GL-18-2453.

PARCEL II

LOT NUMBER 2294-REM-PART-4B-R1, MUNICIPALITY OF MANGILAO, (Formerly of BARRIGADA), TERRITORY OF GUAM, ESTATE NUMBER 1381, SUBURBAN, as said Lot is marked and designated on DRAWING NUMBER 97-07-02, as L.M. CHECK NUMBER 062 FY 99, as described in that Retracement Survey Map, dated DECEMBER 03, 1998 and recorded DECEMBER 07, 1998, at the Records Division, Department of Land Management, Government of Guam, under Document Number **594890.**

Registered Land, with the LAST REGISTERED OWNER being **JOSE ANDERSON MINER** and the OWNER OF RECORD being **EFREN B. SANTOS and ZENAIDA H. SANTOS, Husband and Wife, as Joint Tenants with Rights of Survivorship** and the LAST CERTIFICATE OF TITLE REGISTRATION NUMBER being **1381** (Basic Lot 2294).

AREA: 3,406 +/- SQUARE METERS

The terms of a deed executed on the 3rd day of **February, 2017,** bearing Document Number 902824, said deed being incorporated here by reference.

That tbe true consideration or value given for said realty is **$325,000.00.**

That the said value is based on payment of U.S. currency **$325,000.00 cash.**

That to my knowledge (initial where applicable):

(a) _____ _____
GRANTEE GRANTOR

A real estate commission or other real estate fee in connection with the subject conveyance: **$12,000.00 to Blue Pacific Realty.**

(b) _____ _____
GRANTEE GRANTOR

No real estate commission or other real estate fee was/is paid to any party in connection with the subject conveyance.

That this Affidavit is executed to satisfy the requirements of **S20102** of the Government Code and for official use by the Government of Guam.

It is further understood that this document is submitted only for such official use by the Government and is not to be made available for inspection by the general public.

IN WITNESS WHEREOF, I / (WE), hereby affix our signature(s) this 3rd day of **February, 2017.**

GRANTORS:

EFREN B. SANTOS

ZENAIDA H. SANTOS

GRANTEE:
TRI, INC., a Guam Corporation
By:

RICHARD J. UNTALAN
President

SUBSCRIBED AND SWORN BEFORE ME on this 3rd day of February, 2017 by EFREN B. SANTOS and ZENAIDA H. SANTOS.

NOTARY PUBLIC
My commission expires:

JOHANNA B. CRUZ
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: NOV. 14, 2020
Hernan Cortes Ave. Tiki Guamanty Bldg. Ste. 320 Hagatna, Guam 96910

SUBSCRIBED AND SWORN BEFORE ME on this 3rd day of February, 2017 by RICHARD J. UNTALAN President and Authorized Representative for and on behalf of TRI, INC., a Guam Corporation

NOTARY PUBLIC
My commission expires:

JOHANNA B. CRUZ
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: NOV. 14, 2020
Hernan Cortes Ave. Tiki Guamanty Bldg. Ste. 320 Hagatna, Guam 96910

Island of Guam, Government of Guam
Department of Land Management Office of the Recorder

File for Record in Instrument No. 904574

On the Year 17 Month 3 Day 21 Time 9:17

Recording Fee 27.50 Receipt No. 2656

Deputy Recorder JOEL D. ANTENORCRUZ

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

THAT ON THIS 20 day of **March, 2017, GERALD A. TAITANO and FRANCES U. TAITANO, Married,** whose address is, PO Box 274, Hagatna, GU 96932, **and BENJAMIN M. TAITANO, Not married,** whose address is, 202 Etton Lane, Sinajana, GU 96910, hereinafter referred to as "GRANTORS", for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration to them paid by, **TRI, INC., a Guam Corporation,** whose address is, 562 Harmon Loop Rd. #200, Dededo, Guam 96929, hereinafter referred to as "GRANTEES", the receipt, adequacy and sufficiency whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEES, in the following described property:

LOT NUMBER 2303-6, (Subdivision of Lot No. 2303-R5), Lalo, **MUNICIPALITY OF MANGILAO**, (Formerly of Barrigada), TERRITORY OF GUAM, ESTATE NUMBER 67756, SUBURBAN, as said Lot is marked and designated on DRAWING NUMBER CSS03-92-29, as L.M. CHECK NUMBER 254 FY 92, as described in that Re-Subdivision Survey Map, dated DECEMBER 2, 1992 and recorded DECEMBER 4, 1992 at the Records Division, Department of Land Management, Government of Guam, under Document Number **480498.**

Registered Land, with the LAST REGISTERED OWNER being **SUZETTE TAITANO FIGUEROA** and the OWNER OF RECORD being **GERALD A. TAITANO and FRANCES U. TAITANO, Married, and BENJAMIN M. TAITANO, Not Married** and the LAST CERTIFICATE OF TITLE REGISTRATION NUMBER being **93570.**

AREA: 1,119 +/- SQUARE METERS

TOGETHER with reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the GRANTOR, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same, together with all buildings, improvements, rights, easements, privileges and appurtenances thereon and thereto belonging or appertaining or held and enjoyed therewith, unto GRANTEE, in fee simple, GRANTEE'S successors and assigns forever.

AND GRANTOR, for GRANTOR and GRANTORS' heirs, executors and administrators do hereby WARRANT and COVENANT with the GRANTEE, and GRANTEE'S successors and assigns, that they are lawfully seized of the above described property in fee simple; that the same is free and clear of all encumbrances excepting current real property taxes not yet due and payable.

THAT the GRANTEE shall have the right of quiet enjoyment of said property, and that Grantor and Grantor's heirs, executors and administrator warrant and defend the same to GRANTEE, their successors and assigns against the lawful claims and demands of all persons.

AND GRANTEE, for GRANTEE and GRANTEE'S successors and assigns does hereby acknowledge and confirm that water and power are immediately available on the property or within 100 feet of the property described above.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.

GRANTORS:

GERALD A. TAITANO

FRANCES U. TAITANO

BENJAMIN M. TAITANO

GRANTEES:
TRI, INC., a Guam Corporation

By:

RICHARD J. UNTALAN
President

GUAM, U.S.A.)
) ss
CITY OF HAGATNA)

ON THIS 20th day of **March, 2017,** before me, a Notary Public in and for GUAM, U.S.A., personally appeared, **GERALD A. TAITANO and FRANCES U. TAITANO,** and they acknowledged to me that they executed the foregoing WARRANTY DEED, as their free and voluntary act and deed for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC
My commission expires:

ERLINE C. FENWICK
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **SEPT. 12, 2019**
Heman Cortez St. Title Guaranty Bldg., Ste 320 Hagatna, Guam 9693

GUAM, U.S.A.)
) ss
CITY OF HAGATNA)

ON THIS 20th day of **March, 2017,** before me, a Notary Public in and for GUAM, U.S.A. personally appeared, **BENJAMIN M. TAITANO** and he acknowledged to me that he executed the foregoing WARRANTY DEED, as his free and voluntary act and deed for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC
My commission expires:

ERLINE C. FENWICK
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **SEPT. 12, 2019**
Heman Cortez St. Title Guaranty Bldg., Ste 320 Hagatna, Guam 9693

GUAM, U.S.A.)
) ss
CITY OF HAGATNA)

ON THIS 24th day of **March, 2017,** before me, a Notary Public in and for GUAM, U.S.A. personally appeared, **RICHARD J. UNTALAN, President and Authorized Representative for and on behalf of TRI, INC., a Guam Corporation,** and he acknowledged to me that he executed the foregoing WARRANTY DEED, for said corporation, as his free and voluntary act and deed for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Erline C. Fenwick

NOTARY PUBLIC
My commission expires:

ERLINE C. FENWICK
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **SEPT. 12, 2019**
Herman Cortez St. Title Guaranty Bldg., Ste 320 Hagatna, Guam 96932

AFFIDAVIT

TO: **DIRECTOR OF LAND MANAGEMENT**

I/(WE), the undersigned having been first duly sworn hereby depose and say as follows:

I/(WE), have duly acquired the following described real property:

LOT NUMBER 2303-6, (Subdivision of Lot No. 2303-R5), Lalo, **MUNICIPALITY OF MANGILAO**, (Formerly of Barrigada), TERRITORY OF GUAM, ESTATE NUMBER 67756, SUBURBAN, as said Lot is marked and designated on DRAWING NUMBER CSS03-92-29, as L.M. CHECK NUMBER 254 FY 92, as described in that Re-Subdivision Survey Map, dated DECEMBER 2, 1992 and recorded DECEMBER 4, 1992 at the Records Division, Department of Land Management, Government of Guam, under Document Number **480498.**

Registered Land, with the LAST REGISTERED OWNER being **SUZETTE TAITANO FIGUEROA** and the OWNER OF RECORD being **GERALD A. TAITANO and FRANCES U. TAITANO, Married, and BENJAMIN M. TAITANO, Not Married** and the LAST CERTIFICATE OF TITLE REGISTRATION NUMBER being **93570.**

AREA: **1,119 +/- SQUARE METERS**

The terms of a deed executed on the 20 day of **March, 2017,** bearing Document Number 904574, said deed being incorporated here by reference.

That the true consideration or value given for said realty is **$** -0-.

That the said value is based on payment of U.S. currency **$** -0- **cash.**

That to my knowledge (initial where applicable):

(a) _____ _____
GRANTEE GRANTOR

A real estate commission or other real estate fee in connection with the subject conveyance: n/a.

(b) _____ _____
GRANTEE GRANTOR

No real estate commission or other real estate fee was/is paid to any party in connection with the subject conveyance.

That this Affidavit is executed to satisfy the requirements of **S20102** of the Government Code and for official use by the Government of Guam.

It is further understood that this document is submitted only for such official use by the Government and is not to be made available for inspection by the general public.

IN WITNESS WHEREOF, I / (WE). hereby affix our signature(s) this 20 day of **March, 2017.**

GRANTORS:

GERALD A. TAITANO

FRANCES U. TAITANO

BENJAMIN M. TAITANO

GRANTEES:
TRI, INC., a Guam Corporation

By:
RICHARD J. UNTALAN
President

SUBSCRIBED AND SWORN BEFORE ME on this 20th day of March, 2017 by GERALD A. TAITANO and FRANCES U. TAITANO.

NOTARY PUBLIC
My commission expires:

ERLINE C. FENWICK
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: SEPT. 12, 2019
Heman Cortez St. Title Guaranty Bldg., Ste 320 Hagatna, Guam 96932

SUBSCRIBED AND SWORN BEFORE ME on this 20th day of March, 2017 by BENJAMIN M. TAITANO.

NOTARY PUBLIC
My commission expires:

ERLINE C. FENWICK
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: SEPT. 12, 2019
Heman Cortez St. Title Guaranty Bldg., Ste 320 Hagatna, Guam 96932

SUBSCRIBED AND SWORN BEFORE ME on this 20th day of March, 2017 by RICHARD J. UNTALAN, President and Authorized Representative for and on behalf of TRI, INC., a Guam Corporation.

NOTARY PUBLIC
My commission expires:

ERLINE C. FENWICK
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: SEPT. 12, 2019
Heman Cortez St. Title Guaranty Bldg., Ste 320 Hagatna, Guam 96932

Island of Guam, Government of Guam
Department of Land Management Office of the Recorder

File for Record Instrument Number: 904575

On the 17 Day 27 Time 9:21

Recording Fee 27.50 Receipt No. 26516

Deputy Recorder JOEL D. ANTENORCRUZ

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

THAT ON THIS 20 day of **March, 2017, GERALD A. TAITANO and FRANCES U. TAITANO, Husband and Wife,** whose address is, PO Box 274, Hagatna, GU 96932, **and BENJAMIN M. TAITANO, Not married,** whose address is, 202 Etton Lane, Sinajana, GU 96910, hereinafter referred to as "GRANTORS", for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration to them paid by, **TRI, INC., a Guam Corporation,** whose address is, 562 Harmon Loop Rd. #200, Dededo, Guam 96929, hereinafter referred to as "GRANTEES", the receipt, adequacy and sufficiency whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEES, in the following described property:

LOT NUMBER 2303-R8, (Subdivision of Lot No. 2303-R5), **MUNICIPALITY OF MANGILAO**, TERRITORY OF GUAM, ESTATE NUMBER 58119, SUBURBAN, as said Lot is marked and designated on DRAWING NUMBER CSS0392-29, as L.M. CHECK NUMBER 254 FY 92, as described in that Re-Subdivision Survey Map, dated DECEMBER 2, 1992 and recorded DECEMBER 4, 1992 at the Records Division, Department of Land Management, Government of Guam, under Document Number **480498.**

Registered Land, with the LAST REGISTERED OWNER being **JESUS C. TAITANO** and the OWNER OF RECORD being **GERALD A. TAITANO and FRANCES U. TAITANO, Husband and Wife, and BENJAMIN M. TAITANO, Not Married** and the LAST CERTIFICATE OF TITLE REGISTRATION NUMBER being **93569.**

AREA: 5,419 +/- SQUARE METERS

TOGETHER with reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the GRANTOR, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same, together with all buildings, improvements, rights, easements, privileges and appurtenances thereon and thereto belonging or appertaining or held and enjoyed therewith, unto GRANTEE, in fee simple, GRANTEE'S successors and assigns forever.

AND GRANTOR, for GRANTOR and GRANTORS' heirs, executors and administrators do hereby WARRANT and COVENANT with the GRANTEE, and GRANTEE'S successors and assigns, that they are lawfully seized of the above described property in fee simple; that the same is free and clear of all encumbrances excepting current real property taxes not yet due and payable.

THAT the GRANTEE shall have the right of quiet enjoyment of said property, and that Grantor and Grantor's heirs, executors and administrator warrant and defend the same to GRANTEE, their successors and assigns against the lawful claims and demands of all persons.

AND GRANTEE, for GRANTEE and GRANTEE'S successors and assigns does hereby acknowledge and confirm that water and power are immediately available on the property or within 100 feet of the property described above.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.

GRANTORS:

GERALD A. TAITANO

FRANCES U. TAITANO

BENJAMIN M. TAITANO

GRANTEES:
TRI, INC., a Guam Corporation

By:

RICHARD J. UNTALAN
President

GUAM, U.S.A.)
) ss
CITY OF HAGATNA)

ON THIS 20th day of **March, 2017,** before me, a Notary Public in and for GUAM, U.S.A., personally appeared, **GERALD A. TAITANO and FRANCES U. TAITANO,** and they acknowledged to me that they executed the foregoing WARRANTY DEED, as their free and voluntary act and deed for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC
My commission expires:

ERLINE C. FENWICK
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **SEPT. 12, 2019**
Heman Cortez St. Title Guaranty Bldg., Ste 320 Hagatna, Guam 96932

GUAM, U.S.A.)
) ss
CITY OF HAGATNA)

ON THIS 20th day of **March, 2017,** before me, a Notary Public in and for GUAM, U.S.A. personally appeared, **BENJAMIN M. TAITANO** and he acknowledged to me that he executed the foregoing WARRANTY DEED, as his free and voluntary act and deed for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC
My commission expires:

ERLINE C. FENWICK
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **SEPT. 12, 2019**
Heman Cortez St. Title Guaranty Bldg., Ste 320 Hagatna, Guam 96932

GUAM, U.S.A.)
) ss
CITY OF HAGATNA)

ON THIS 20th day of **March, 2017,** before me, a Notary Public in and for GUAM, U.S.A. personally appeared, **RICHARD J. UNTALAN, President and Authorized Representative for and on behalf of TRI, INC., a Guam Corporation,** and he acknowledged to me that he executed the foregoing WARRANTY DEED, for said corporation, as his free and voluntary act and deed for the purposes therein set fortb.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC
My commission expires:

ERLINE C. FENWICK
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: **SEPT. 12, 2019**
Herman Cortez St. Title Guaranty Bldg., Ste 320 Hagatna, Guam 96932

AFFIDAVIT

TO: **DIRECTOR OF LAND MANAGEMENT**

I/(WE), the undersigned having been first duly sworn hereby depose and say as follows:

I/(WE), have duly acquired the following described real property:

LOT NUMBER 2303-R8, (Subdivision of Lot No. 2303-R5), **MUNICIPALITY OF MANGILAO,** TERRITORY OF GUAM, ESTATE NUMBER 58119, SUBURBAN, as said Lot is marked and designated on DRAWING NUMBER CSS0392-29, as L.M. CHECK NUMBER 254 FY 92, as described in that Re-Subdivision Survey Map, dated DECEMBER 2, 1992 and recorded DECEMBER 4, 1992 at the Records Division, Department of Land Management, Government of Guam, under Document Number **480498.**

Registered Land, with the LAST REGISTERED OWNER being **JESUS C. TAITANO** and the OWNER OF RECORD being **GERALD A. TAITANO and FRANCES U. TAITANO, Husband and Wife, and BENJAMIN M. TAITANO, Not Married** and the LAST CERTIFICATE OF TITLE REGISTRATION NUMBER being **93569.**

AREA: **5,419 +/- SQUARE METERS**

The terms of a deed executed on the 20TH day of **March, 2017,** bearing Document Number 904575, said deed being incorporated here by reference.

That the true consideration or value given for said realty is $ -0-.

That the said value is based on payment of U.S. currency $ -0- **cash.**

That to my knowledge (initial where applicable):

(a) _____ _____
GRANTEE GRANTOR

A real estate commission or other real estate fee in connection with the subject conveyance: n/a.

(b) _____ _____
GRANTEE GRANTOR

No real estate commission or other real estate fee was/is paid to any party in connection with the subject conveyance.

That this Affidavit is executed to satisfy the requirements of **S20102** of the Government Code and for official use by the Government of Guam.

It is further understood that this document is submitted only for such official use by the Government and is not to be made available for inspection by the general public.

IN WITNESS WHEREOF, I / (WE), hereby affix our signature(s) this 20 day of **March, 2017.**

GRANTORS:

_____
GERALD A. TAITANO

_____
FRANCES U. TAITANO

_____
BENJAMIN M. TAITANO

GRANTEES:
TRI, INC., a Guam Corporation

By _____
RICHARD J. UNTALAN
President

SUBSCRIBED AND SWORN BEFORE ME on this 20th day of March, 2017 by GERALD A. TAITANO and FRANCES U. TAITANO.

NOTARY PUBLIC
My commission expires:

ERLINE C. FENWICK
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: SEPT. 12, 2019
Hernan Cortez St. Title Guaranty Bldg., Ste 320 Hagatna, Guam 9693[illegible]

SUBSCRIBED AND SWORN BEFORE ME on this 20th day of March, 2017 by BENJAMIN M. TAITANO.

NOTARY PUBLIC
My commission expires:

ERLINE C. FENWICK
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: SEPT. 12, 2019
Hernan Cortez St. Title Guaranty Bldg., Ste 320 Hagatna, Guam 9693[illegible]

SUBSCRIBED AND SWORN BEFORE ME on this 24th day of March, 2017 by RICHARD J. UNTALAN, President and Authorized Representative for and on behalf of TRI, INC., a Guam Corporation.

NOTARY PUBLIC
My commission expires:

ERLINE C. FENWICK
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: SEPT. 12, 2019
Hernan Cortez St. Title Guaranty Bldg., Ste 320 Hagatna, Guam 96932

Street Address:
590 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

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DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN
(Government of Guam)

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

MICHAEL J.B. BORJA
Director

DAVID V. CAMACHO
Deputy Director

October 15, 2018

MEMORANDUM

To: Chairman, Guam Land Use Commission

From: Guam Chief Planner

Subject: Staff Report - Application No. 2018-24

1. PURPOSE:

a. **Application Summary:** The applicant, Wellborn LLC represented by Mr. Harry D. Gutierrez is requesting approval of a Tentative Subdivision to create a subdivision consisting of one hundred twenty-one (121) single family residential lots, one (1) commercial lot, one (1) ponding basin lot, one (1) playground lot and six (6) green area lots on Lot Nos. 7110-NEW-NEW-1, 7110-NEW-NEW-2 and 7110-NEW-NEW-R2 in the Municipality of Yigo.

b. **Legal Authority:** Title 21, GCA, Chapter 62, Article 2, Section 62201 thru 62204; Article 4, Section 62401; Article 5, Section 62501 thru 62504, Subdivision Law.

2. FACTS:

a. **Location:** The subject lots are located in Yigo, along the northern side of Marine Corps Drive, between Chalan Tun Josen Diego and Chalan Milalak, and across from the Latter Day Saints Church facility located on the northern corner of the junction of Marine Corps Drive and Chalan Milalak.

b. **Lot Area:** This residential subdivision project consists of three lots encompassing a total 31 acres and is broken down as follows:

Lot Description	Lot Area (recorded)
Lot 7110-NEW-NEW-1	60,000 square meters
Lot 7110-NEW-NEW-2	3,716 square meters
Lot 7110-NEW-NEW-R2	62,651 square meters
TOTAL AREA →	**126,367 square meters**

c. **Present Zoning:** "R2" (Multi- Family Dwelling) & "C" (Commercial) Zone

Lot Description	Zoning Designation
Lot 7110-NEW-NEW-1	"R-2" with "C" fronting Rt.1
Lot 7110-NEW-NEW-2	"R-2" entirely
Lot 7110-NEW-NEW-R2	"R-2" with "C" fronting Rt.1

Ref: Public Law 22-97:2b

d. **Field Description:** The proposed site is presently vacant, previously cleared and is presently overgrown with various types of ground cover vegetation, small bushes and dominant medium size local trees.

e. **Masterplan:** Residential

f. **Community Design Plan:** Urban Residential

g. **Previous Commission Action:**

Date of Action	Action	Status
Aug. 28, 2008	GLUC approval with conditions of a Tentative Subdivision of Lots 7110-NEW-NEW-1, 7110-NEW-NEW-2 AND 7110-NEW-NEW-R2 to create 118 single family residential lots, park areas and seven (7) one (1) acre lots.)	Expired
Sep. 24, 2009	GLUC approval with conditions for a one (1) year extension of the August 28, 2008 Tentative Subdivision approval.	Expired
Aug 26, 2010	GLUC second approval with conditions for a one (1) year extension of the August 28, 2008 Tentative Subdivision.	Expired

3. APPLICATION CHRONOLOGICAL FACTS:

a. **Date Application Accepted:** May 21, 2018

b. **Date Heard By ARC:** June 21, 2018

c. **Public Hearing Results:** Not Required

4. STAFF ANALYSIS:

The intent is to consolidate the three subject lots to create a subdivision consisting of:

a. One hundred twenty-one (121) single family residential lots ranging in size from 500 square meters to 858 square meters;
b. 1,861square meters of green area consisting of 6 green area lots ranging in size from 169 square meters to 436 square meters;
c. A 791 square meter playground lot;
d. A 1,728 square meter ponding basin lot;
e. 8 public access and utilities right-of-way lots encompassing a total of 23,688 square meters.

The 24,410 square meter commercial lot which is to be created will not be part of the proposed residential development.

The applicant proposes to develop the subdivision in three (3) increments:

a. **Increment 1** will consist of the development of the overall infrastructure elements to include the ponding basin, primary collector roads, secondary road, security gates, the playground area and two (2) recreational area fitness stations (green area). Also included is the improvements to the off-site infrastructural laterals, the Milalak Drive, the Tun Josen Diego Road and the development of forty-seven (47) single family residential lots.

b. **Increment 2** will consist of the development of thirty-nine (39) single family residential lots and three (3) recreational green area fitness stations.

c. **Increment 3** will consist of the development of thirty-four (34) single family residential lots and the remaining (1) green are fitness station.

The applicant/developer proposes to construct a single-family residential structure on each of the proposed 121 lots. In the effort to address the health, safety and general welfare issues of the proposed development and the public in general, the applicant/developer will be coordinating with the various government entities to ensure general requirements are adhered to with respect to providing full and compatible improvements. Basic requirements improvements include appropriate development of all designated public utility and access easements, inclusive of paved lanes, sidewalks and, planting/utility strips, development and connectivity to nearby public sewer system, installation of public water and electricity infrastructure, installation of appropriate storm water runoff drainage system, and the installation of fire hydrants and street lights.

The commercial zone portion of the combined lot parcels is not included in the subdivision proposal.

5. RECOMMENDATION:

Based on the submitted application and supporting information, the commitment to work with the various government entities and the positive response from members of the ARC. We recommend **APPROVAL WITH CONDITIONS** as follows:

a. The applicant adheres to the ARC conditions and requirements as stipulated on their official Position Statement;

b. That current lots as described in the Tentative Subdivision Plan are consolidated as a precursor to creating subdivision design as proposed;

c. That the Tentative Subdivision Plan be revised to include plans to provide full improvement to Chalan Josen Diego as provided in Figure 1.

d. This residential subdivision plan submits one tentative subdivision plan request to blanket a three-increment development proposal. As presented all infrastructure improvement requirements must be installed throughout each increment within the

prescribed one-year pursuant to Title 21GCA, Ch. 62, §62504(a). The applicant may further elect to secure a bond pursuant to Title 21GCA, Ch. 62, §62504(b).

Marvin Q. Aguilar

Case Planner: F.P.TAITANO

Attachments: ARC Memo to GLUC Member

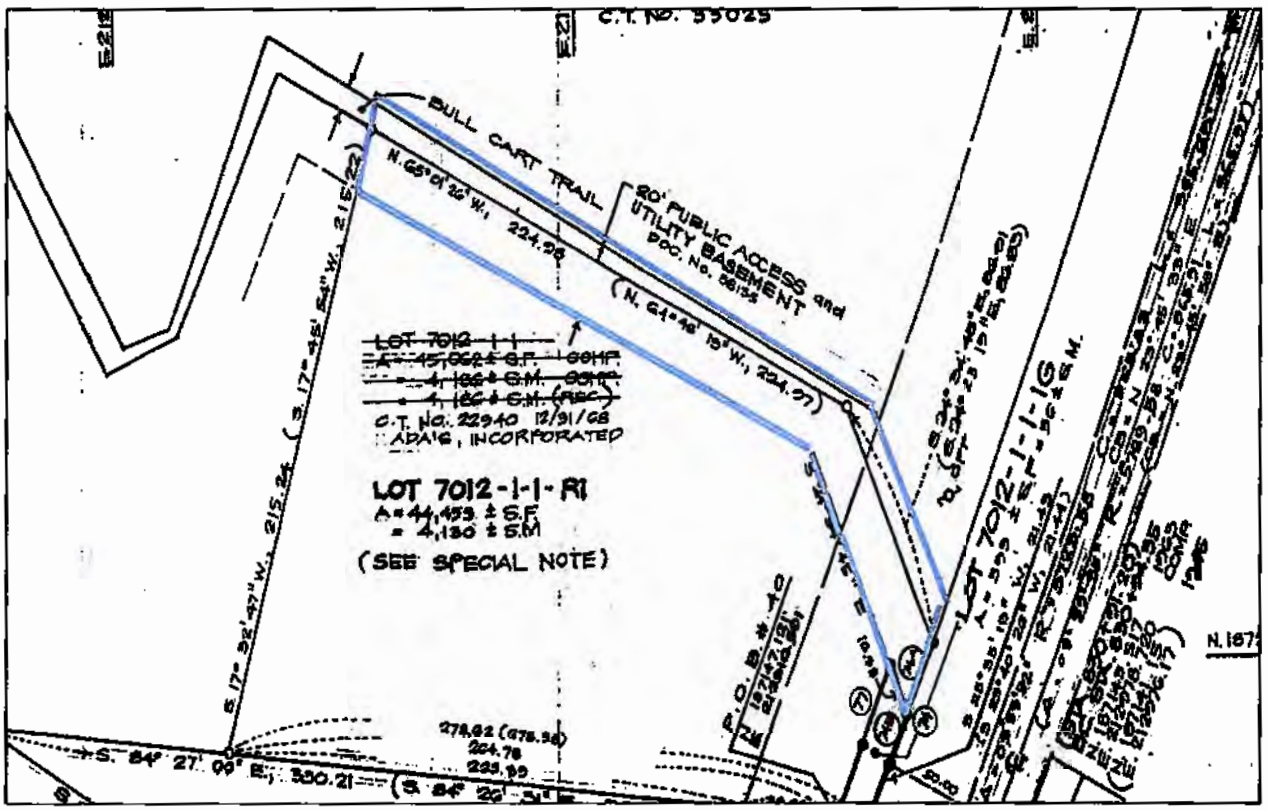


Figure 1.
Extent of Required Public Access & Utilities Improvements
Reference: LM Map No. 303FY88, Sht. 9

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Director

DAVID V. CAMACHO
Deputy Director

October 15, 2018

Memorandum

To: Guam Land Use Commission (GLUC) Members

From: Chairman, Application Review Committee (ARC)

Subject: Summary of Positions Submitted by ARC

Re: Application No. 2018-24 (Tentative Subdivision)

Listed below is the compilation of Positions taken by the various ARC member agencies as submitted to Planning Division, Department of Land Management. The conditions as imposed by the ARC member agencies are listed when applicable.

DEPARTMENT OF LAND MANAGEMENT (DLM):
DLM recommends approval with the following conditions:

A. The applicant, adhere to the ARC conditions and requirements as stipulated on their official Position Statement and the permitting agencies requirements.

GUAM ECONOMIC DEVELOPMENT & COMMERCE AUTHORITY (GEDCA):
GEDCA has no objections.

DEPARTMENT OF PUBLIC WORKS (DPW):
The Department of Public Works, (DPW) has completed its review of the subject application and has no objection to the request provided the following conditions are met:

DPW recommends approval, subject to the comments by the Application Review Committee (ARC) with conditions that for building permit requirements a complete set of design drawings with all the engineering disciplines needed and must be in conformance with the latest building code edition signed by a registered engineer or architect.

These are the following conditions required by DPW.

1. STORM WATER DISPOSAL:
   Show storm drainage disposal with details in the final drawings and to be supported by calculations. No run-off permitted in the surrounding properties or the streets.

2. ACCESS ROAD:
   The entrance/exit, sidewalks, pedestrian should be wide enough for public access and shall be in conformance to the Guam Highway Master Plan. Must be coordinated with DPW, Division of Highways (Rights of Way Section).
3. STREETLIGHTS:
   The developer shall be responsible for the streetlights and must be coordinated with DPW, Division of Highways (Traffic Management Control Section):
4. FLOOD ZONE:
   The applicant, is required to hire a professional engineer to perform hydrologic and hydraulic analysis which meets the current Federal Emergency Management Agency (FEMA) for flood insurance study standards and must be licensed to do business in Guam.
5. PARKS AND PLAYGROUNDS:
   The construction of parks and playgrounds including landscaping must be design in detail and make use of its physical and biological resources which will have a great impact to the environment.
6. SOLID WASTE:
   Provide amenities for solid waste disposal (private or public) services.
7. TRANSPORTATION:
   To provide bus shelter and coordinate with DPW, Bus Operations Division for the designated location, and must not hinder the entry/exit and public access to the subdivision housing area.
8. TRAFFIC ANALYSIS:
   Traffic Impact Analysis must be coordinated with the Division of Highways (Traffic Management Control Section).
9. OTHERS:
   a) Setback requirements must be in place in each lot.
   b) On- site improvements must consists of paved roads, curbs, gutters, fire hydrants, power, water services for telephone and cable.
   c) Comply with all the Geotechnical requirements related to site preparations.
   d) Ecological planning is needed to ensure the conservation of its resources.

NOTE: All preliminary subdivision proposals of 5 acres or 50 lot or whichever is lesser shall identify the flood hazard area and the elevation of the base flood.
(Ref: 5.3 Standard for Subdivisions, page 107, Development Requirements on Guam).

DEPARTMENT OF PARKS AND RECREATION (DPR):
DPR submits the following position statement:

We reviewed subject application submitted by Harry D. Gutierrez, Authorized Representative, on behalf of the applicant, Wellborn, LLC. We have no objection to the approval of the subject application provided V the following concerns are met:

- The applicant/developer must comply with the Work Plan for Archaeological Monitoring of the 35m by 22m depression at a portion of the Wellborn Estate Development. The applicant and/or authorized representative must consult and coordinate with the Guam Historic Resources Division to ensure that this requirement is met.

  The applicant must construct the "recreational park, landscape area, and bus station" adjacent to Chalan Milalak, and the playground adjacent to Tun Josen Diego, as proposed, with concurrence by the Department of Parks and Recreation (DPR), Department of Public Works (DPW), and the Yigo mayor's Office.

- Any impact, issues, or requirements regarding public access and traditional rights-of-ways caused by the subject development shall require the consultation with Department of Land Management, DPW, and **DPR.**

- The project site shall be accessible to authorized staff of the Guam Historic Resources Division at all times during construction activities.

The subject development must go through the proper DPW permitting process for reviews by the different agencies, including the Department of Parks and Recreation, and may be subject to additional development requirements. If you have any questions with **regards** to our position, please contact our office.

GUAM POWER AUTHORITY (GPA):
Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendation Concerning GPA requirements:

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:

   a. Coordinate overhead/underground power requirements with GPA Engineering for new structures;

b. Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electric Code;
c. Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements;
d. Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection;
e. Provide scheduling and magnitude of project power demand requirements for new loads;
f. All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials;
g. **GPA reserves its easement rights on existing 25' wide bull cart trails for future easement.**

2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations;
3. A system impact assessment may be required to determine the effect of this development on GPA's existing power facilities;
4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments
GPA has no objection to the request subject to the conditions cited above.

BUREAU OF STATISTICS AND PLANS (BSP):

The Bureau of Statistics and Plans (Bureau) has completed its review of the subject application and provides the following comments and conditions:

Land Use. The North and Central Guam Land Use Plan (NCGLUP) is approved as an element of the Guam Comprehensive Development Plan (GCDP). The subject property is identified as "Village Center" designation in the Future Land Use Map of the NCGLUP, as stated in Policy LU-1 (e) Village Center:

"The Village Center category is intended to provide flexibility for a compatible mix of residential, commercial, public facility, medical and other service uses, and open space uses at a scale and pattern that is consistent with traditional Chamorro villages and neighborhoods (similar to the urban neighborhoods proposed the Hagatna Redevelopment Masterplan). Uses may be mixed vertically, such as retail street level, with residential above, or horizontally, with a mixed of uses next to each other in separate buildings.

The designation applies to the existing Dededo and Yigo villages, on a smaller scale to Mangilao and Barrigada, along with two new areas in the northern part of the Island. Flexibility is encouraged in this category, recognizing that the exact mix and configuration of uses must be responsive to community needs and history. Future implementation may include development standards to ensure preservation of existing historic structures. Development should occur in a manner that creates a central focal point and supports bicycle and pedestrian linkages to the surrounding areas."

In order to meet the goals and objectives of the NCGLUP, the applicant shall be required to comply with the guidance to adhere to the concept of affordable development as proposed within the North and Central Guam Land Use Plan. Housing Policy H-9 States :

"Provide a requirement or incentives for inclusion of affordable housing in larger residential developments. For example, consider a requirement or incentives to provide at least 15% of housing units built at a price affordable to households earning 80% to 120% of local income adjusted for family size. Incentives could include density increases, flexibility in development standards or other measures."

The Bureau finds that the proposed project is in line with the NCGLUP's Future Land Use Map designations.

Aquifer Protection. The Yigo property is located above the Northern Guam Lens Aquifer (NGLA). The NGLA is an essential resource for Guam and is the primary source of drinking water for eighty percent of the island's population. Moreover, the U.S. Environmental Protection Agency has designated the NGLA as Guam's sole source aquifer. Therefore, it is of paramount importance to prevent sources of contamination from entering Guam's water supply. The primary goal for protecting the aquifer is to safeguard human health and the environment by maintaining water quality for continued use.

The Bureau is concerned that the proposed construction of 121 single family homes will trigger adverse effects in the aquifer if measures are not in place to control erosion and sedimentation during and after construction of the project. Controlling sedimentation from construction sites is a priority with regards to stormwater controls and impacts to receiving water bodies within the project site. Moreover, the proposed project increases impervious surfaces in the form of roads, rooftops, driveways, sidewalks, and parking lots. These surfaces greatly increase runoff volume accelerating erosion and carry pollutants into the aquifer.

The Bureau requires that the applicant:

1. Implement best management practices (BMP) to manage stormwater runoff on site, prevent runoff from flooding to surrounding neighbors, and avoid contaminating Guam's sole source aquifer in accordance with the CNMI and Guam Stormwater Management Manual.

The Bureau requires the applicant to incorporate bio-retention features to the planter lane dividers and Cul-de-sac loops and modify the road slope plan so the islands serve as a feature to help management stormwater. Additional BMPs may be found in the manual in the Bureau's website www.bsp.guam.gov under the Guam Coastal Management Program.

2. Consult with Guam EPA for an aquifer protection review pursuant to the "Federal Safe Drinking Water Act," SS 1424 and Guam Safe Drinking Water Act, " 10 GCA Chapter 53.

3. Coordinate with the Guam Waterworks Authority (GWA) for water resource conservation and ensure the NGLA is protected through compliance with the "Water Pollution Control Act," 10 GCA Chapter 47; "Water Resources Conservation Act," 22 GCA Chapter 5; 10 GCA Chapter 46, as amended by P.L. 1797, and the Guam Water Resource Development & Operating Regulations.

Erosion Control. Controlling erosion and sediment flow from construction sites are a priority with regard to stormwater impacts to receiving water bodies within the project site, which includes the NGLA. The Bureau requires that Wellborn, LLC, prevent adverse impacts from construction site runoff by employing BMPs. These BMPs include the following but are not limited to:

1. Install perimeter sediment controls to retain or filter concentrated runoff from disturbed areas to trap or retain sediment before it leaves a construction site.
2. Minimize unnecessary clearing and grading to preserve existing natural areas.
3. Stabilize construction entrance and install necessary perimeter controls and diversions.
4. Disturbed areas shall be stabilized as soon as possible after construction.
5. Steep slopes shall be protected from erosion by limiting clearing of these areas.
6. Where feasible, schedule construction during the dry season.

The applicant must refer to the CNMI and Guam Stormwater Management Manual, October 2006, the Guam Erosion & Sediment Control Field Guide available at www.bsp.guam.gov or at the Guam Environmental Protection Agency (GEPA) for detailed construction stormwater treatment criteria and standards, bio-retention areas, and rain garden specifications.

Low Impact Development (LID) and Stormwater Management. This area has seen an increase in impervious surfaces throughout the years. Between the years 2005 and 2011, the impervious surface area increased by more than 5 (five) percent according to National Oceanic Atmospheric Administration's (NOAA) Coastal Change Analysis Program (C-CAP). As surface area increases so does the risk of flooding and degradation of water quality. The Bureau is concerned that additional impervious surfaces may exacerbate flooding in the area and surrounding neighbors if BMPs are not in place to manage runoff on the property.

The LID approach works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features while minimizing the use of impervious surfaces to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

Considering the growing concerns of flooding due to increased impervious surface, the applicant is required to implement LID practices such as permeable parking and walkways, grassed swales, island bio-retentions, and/or rain gardens into the landscape as a means to reduce runoff and control erosion from their property. An electronic file of the Island Stormwater Practice Design Specifications is available on the Bureau's website at www.bsp.guam.gov under the Guam Coastal Management Program.

Native Flora. Protection from invasive species is critical to preserving Guam's native plant and animal species. Therefore, the applicant is advised to avoid the use of invasive plants in their landscape plan. The use of native plants requires little to no fertilizer for growth. The Bureau encourages consultation with the Department of Agriculture's Division of Forestry and Soil Resources on using native plants and organic fertilizers to avoid additional contaminants from entering the aquifer. The applicant may also seek guidance from Guam EPA regarding their Pesticide Control Program.

Historic Preservation. The applicant must obtain concurrence from the Department of Parks and Recreation, Historic Preservation Division, that the proposed development does not affect historic properties.

In conclusion, the Bureau **recommends Approval with conditions** and finds that construction activities and impervious surfaces from the proposed project can adversely affect Guam's sole source aquifer and surrounding neighbors if BMPs are not in place to manage stormwater runoff on site. Therefore, the Bureau advises the applicant, Wellborn, LLC, to comply with above listed conditions if this application is approved.

As government officials, it is our primary responsibility to ensure that the construction and operations of this proposed endeavor are in a manner designed to protect public health safety, and to promote the public welfare and convenience. We also encourage the applicant to protect Guam's natural resources and to ensure they are used in a • stainable manner. ***Si Yu'os Ma'ase'.***

GUAM WATERWORKS AUTHORITY (GWA):
Has not submitted Position Statement as of Staff Report date.

GUAM ENVIRONMENTAL PROTECTION AGENCY (GEPA):
Has not submitted Position Statement as of Staff Report date.

GUAM FIRE DEPARTMENT (GFD):
Has not submitted Position Statement as of Staff Report date.

DEPARTMENT OF AGRICULTURE (DoAg):
Has not submitted Position Statement as of Staff Report date.

DEPARTMENT OF CHAMORRO AFFAIRS (DoCA):
Has not submitted Position Statement as of Staff Report date.

DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES (DPH&SS):
Has not submitted Position Statement as of Staff Report date.

GUAM PUBLIC SCHOOL SYSTEM (GPSS):
Has not submitted Position Statement as of Staff Report date.

Marvin Q. Aguilar
Guam Chief Planner

Attachments: ARC Position statements
CC: Executive Secretary, GLUC

GUAM POWER AUTHORITY

ATURIDÅT ILEKTRESEDÅT GUAHAN
P.O.BOX 2977 • AGANA, GUAM U.S.A. 96932-2977

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
OCT 02 2018
CLTC/GALC/GLUC

September 24, 2018

MEMORANDUM

To: Chairman, Guam Land Use Commission
Executive Secretary, Guam Land Use Commission

From: General Manager

Subject: Lots 7110-NEW-NEW-R2-NEW, Municipality of Yigo, (WELLBORN LLC); Tentative Subdivision Application for One Hundred Twenty One (121) Lot Single-Family Subdivision and a Commercial Lot. **Application No. 2018-24**

Guam Power Authority has reviewed the application described above and submits the following position statement:

A. Comments and Recommendations Concerning GPA requirements:

1. Customer is required to comply with the following pursuant to the National Electric Code, National Electric Safety Code and GPA's Service Rules and Regulations:
   - Coordinate overhead/underground power requirements with GPA Engineering for new structures.
   - Maintain minimum clearances as defined by the current edition of the National Electrical Safety Code and National Electrical Code.
   - Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.
   - Developer/Owner shall provide necessary electric utility easements to GPA prior to final connection.
   - Provide scheduling and magnitude of project power demand requirements for new loads.
   - All relocation costs for GPA's facilities, if necessary, is 100% chargeable to the applicant including but not limited to labor and materials.
   - **GPA reserves its easement rights on existing 25' wide bull cart trails for future easement.**

2. Primary distribution overhead and underground line extensions and GPA service connections must adhere to the guidelines outlined in the current issue of GPA's Service Rules and Regulations.

3. A system impact assessment may be required to determine the effect of this development on GPA's existing power facilities.

4. All costs associated with the modification of GPA facilities shall be chargeable to the customer. This includes relocation costs, new installation costs and any required system upgrades.

B. General Comments
GPA has no objection to the request subject to the conditions cited above.

JOHN M. BENAVENTE, P.E.

ASG/arp

INFRASTRUCTURE CERTIFICATION FORM

Agency Certifying: **Guam Power Authority**
Applicant: WELLBORN LLC
Location: Lots 7110-NEW-NEW-R2-NEW, Yigo
Type of Application: Tentative Subdivision
GLUC/GSPC Application No. 2018-24
Brief Project Description:
For (121) Lot Single-Family Subdivision and a Commercial Lot.

For the purposes of this Certification, GOVERNMENT SERVICES, FACILITIES, and INFRASTRUCTURE include, but are not limited to: **power lines poles and facilities; water lines, pumps and facilities; sewer and liquid waste disposal; storm water disposal; solid waste disposal; telephone lines and facilities; schools; health facilities; police and fire fighting service and facilities; roads; traffic and street lights; parks and recreational activities.**

1. I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **AVAILABLE AND IN PLACE** to support this project:
   Yes ☐ No ☒

2. If the answer to #1 above is YES, then:
   I hereby certify that the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE are currently **ADEQUATE** to support this project:

   Yes ☐ No ☒

3. If the required GOVERNMENT SERVICES, FACILITIES and INFRASTRUCTURE currently in place are **NOT AVAILABLE** or they are **AVAILABLE, BUT NOT ADEQUATE,** itemize the services, facilities and infrastructure that are needed, the estimated cost thereof and whether funds are currently available and identified to develop such services, facilities and infrastructure:

Services, Facilities and Infrastructure Needed	Cost of Upgrades	Funds Available	Date Available	Funds Identified
Please see comments below				

I hereby certify that the foregoing is true and correct to the best of my knowledge.

for JOHN M. BENAVENTE, P.E.
General Manager

10/1/18
Date

Comments:
Based on a preliminary inspection of the site, the electrical facilities may require upgrading to meet the demand of the proposed project. A system impact assessment may be required to determine the effect of this development on GPA's existing power distribution system. The applicant will be responsible for the cost of any required system upgrade.

ASG/arp

The Honorable
EDDIE BAZA CALVO
Governor

The Honorable
RAY S. TENORIO
Lieutenant Governor

public works
DIPATTAMENTON CHECHO' PUBLEKO
GLENN LEON GUERRERO
Director
ANDREW S. LEON GUERRERO
Deputy Director

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
JUL 12 2018
CLTC/GALC/GLUC

MEMORANDUM

TO: Director, Department of Land Management

FROM: Director

APPLICANT: WellBorn Estates

SUBJECT: Position Statement No. 2018-24
Tentative Subdivision in a Split Zoned Lots ("R-2" and "C"), Lot # 7110 NEW-NEW-1, 7110-NEW-NEW-2 and 7110-NEW-R2, Yigo, Guam

Buenas yan Hafa Adai!

The applicant is proposing to construct a residential subdivision consisting of 121 Single- Family Dwellings and Commercial within the Municipality of Yigo. The proposed subdivision will be in three (3) existing lots with a cumulative total area of 31 acres or 125,452.55 sq. meters. The lots designated for the residential area is approximately 100,042.55 square meters and 25,410.000 sq. meters for the commercial area.

The Department of Public Works, (DPW) has completed its review of the subject application and has no objection to the request provided the following conditions are met: (See attachment).

DPW recommends approval, subject to the comments by the Application Review Committee (ARC) with conditions that for building permit requirements a complete set of design drawings with all the engineering disciplines needed and must be in conformance with the latest building code edition signed by a registered engineer or architect.

Should you have any questions, please contact Mr. Max C. Manzano, P.E., Chief Engineer for the Division of Capital Improvement Projects (CIP) at 988-6273 or Maryrose M. Wilson, Engineer III @ (671) 646- 3224.

Dangkulu na Si Yu'os Ma'ase!

GLENN LEON GUERRERO

542 North Marine Corps Drive. Tamuning. Guam 96913 • (671) 646-3121 3232• Fax (671)649-6178

Doc. No. 34GL-18-2453.

APPLICATION REVIEW COMMITTEE COMMENTS

APPLICATION NO.: 2018-24

These are the following conditions required by DPW.

1. STORM WATER DISPOSAL
   Show storm drainage disposal with details in the final drawings and to be supported by calculations. No run-off permitted in the surrounding properties or the streets.

2. ACCESS ROAD
   The entrance/exit, sidewalks, pedestrian should be wide enough for public access and shall be in conformance to the Guam Highway Master Plan. Must be coordinated with DPW, Division of Highways (Rights of Way Section).

5. STREETLIGHTS
   The developer shall be responsible for the streetlights and must be coordinated with DPW, Division of Highways (Traffic Management Control Section).

6. FLOOD ZONE
   The applicant, is required to hire a professional engineer to perform hydrologic and hydraulic analysis which meets the current Federal Emergency Management Agency (FEMA) for flood insurance study standards and must be licensed to do business in Guam.

7. PARKS AND PLAYGROUNDS
   The construction of parks and playgrounds including landscaping must be design in detail and make use of its physical and biological resources which will have a great impact to the environment.

8. SOLID WASTE
   Provide amenities for solid waste disposal (private or public) services.

9. TRANSPORTATION
   To provide bus shelter and coordinate with DPW, Bus Operations Division for the designated location, and must not hinder the entry/exit and public access to the subdivision housing area.

10. TRAFFIC ANALYSIS
    Traffic Impact Analysis must be coordinated with the Division of Highways (Traffic Management Control Section).

11. OTHERS:
    a) Setback requirements must be in place in each lot.
    b) On- site improvements must consists of paved roads, curbs, gutters, fire hydrants, power, water services for telephone and cable.
    c) Comply with all the Geotechnical requirements related to site preparations.
    d) Ecological planning is needed to ensure the conservation of its resources.

NOTE: All preliminary subdivision proposals of 5 acres or 50 lot or whichever is lesser shall identify the flood hazard area and the elevation of the base flood.
(Ref: 5.3 Standard for Subdivisions, page 107, Development Requirements on Guam).

Eddie Baza Calvo
Governor of Guam

Ray Tenorio
Lieutenant Governor

BUREAU OF STATISTICS & PLANS
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Carl V. Dominguez
Director
Manuel Q. Cruz
Deputy Director

OCT 0 1 2018

DEPARTMENT OF LAND MANAGEMENT
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OCT 03 2018
CLTC/GALC/GLUC

MEMORANDUM

To: Chairman, Guam Land Use Planning

Via: Executive Secretary, Department of Land Management

From: Director, Bureau of Statistics and Plans

Subject: **APPLICATION NO. 2018-24**
LOCATION: 7110-New-New-1, 7110-New-New-2, 7110-New-New-R2, Municipality of Yigo
APPLICANT: Wellborn LLC c/o Mr. H.D. Gutierrez
PROPOSED USE: Tentative Subdivision for the Construction of 121 Single Family House Lots in a split zone of "R-2" Multiple Dwelling Zone and "C" Commercial Zone

Håfa Adai! The applicant, Wellborn, LLC, represented by Mr. Harry D. Gutierrez, is requesting a tentative subdivision for the proposed construction of 121 single family dwellings on Lots 7110-New-New-1 & 2 and 7110-New-New-R2 in a split zone of "R-2" Multiple Dwelling Zone and "C" Commercial Zone in the Municipality of Yigo.

The subject lot is 126,367 square meters or 1,360,189 square feet. Lots 7110-New-New 1 & 2 and 7110-New-New-R2 are located along Route 1, Marine Corp Drive, a major thoroughfare. The adjacent surrounding properties include single family homes, apartment complexes, strip malls, Yigo Catholic Church, Shell and Mobil Service Stations, McDonald's, convenience stores, St. Paul's Christian and Dominican Schools, Yigo Sports Complex, GAIN Animal Shelter, and Anderson Airforce Base.

The Bureau of Statistics and Plans (Bureau) has completed its review of the subject application and provides the following comments and conditions:

Land Use. The North and Central Guam Land Use Plan (NCGLUP) is approved as an element of the Guam Comprehensive Development Plan (GCDP). The subject property is identified as "Village Center" designation in the Future Land Use Map of the NCGLUP, as stated in Policy LU-1 (e) Village Center:

> *"The Village Center category is intended to provide flexibility for a compatible mix of residential, commercial, public facility, medical and other service uses, and open space uses at a scale and pattern that is consistent with traditional Chamorro villages and neighborhoods (similar to the urban neighborhoods proposed the Hagatna Redevelopment Masterplan). Uses may be mixed vertically, such as retail street level, with residential above, or horizontally, with a mixed of uses next to each other in separate buildings. The designation applies to the existing Dededo and Yigo villages, on a smaller scale to Mangilao and Barrigada, along with two new areas in the northern part of the Island. Flexibility is encouraged in this category, recognizing that the exact mix and conflguration of uses must be responsive to community needs and history. Future implementation may include development standards to ensure preservation of existing historic structures. Development should occur in a manner that creates a central focol point and supports bicycle and pedestrian linkages to the surrounding areas."*

In order to meet the goals and objectives of the NCGLUP, the applicant shall be required to comply with the guidance to adhere to the concept of affordable development as proposed within the North and Central Guam Land Use Plan. Housing Policy H-9 States :

> *"Provide a requirement or incentives for inclusion of affordable housing in larger residential developments. For example, consider a requirement or incentives to provide at least 15% of housing units built at a price affordable to households earning 80% to 120% of local income adjusted for family size. Incentives could include density increases, flexibility in development standards or other measures."*

The Bureau finds that the proposed project is in line with the NCGLUP's Future Land Use Map designations.

Aquifer Protection. The Yigo property is located above the Northern Guam Lens Aquifer (NGLA). The NGLA is an essential resource for Guam and is the primary source of drinking water for eighty percent of the island's population. Moreover, the U.S. Environmental Protection Agency has designated the NGLA as Guam's sole source aquifer. Therefore, it is of paramount importance to prevent sources of contamination from entering Guam's water supply. The primary goal for protecting the aquifer is to safeguard human health and the environment by maintaining water quality for continued use.

The Bureau is concerned that the proposed construction of 121 single family homes will trigger adverse effects in the aquifer if measures are not in place to control erosion and sedimentation during and after construction of the project. Controlling sedimentation from construction sites is a priority with regards to stormwater controls and impacts to receiving water bodies within the project site. Moreover, the proposed project increases impervious surfaces in the form of roads, rooftops, driveways, sidewalks, and parking lots. These surfaces greatly increase runoff volume accelerating erosion and carry pollutants into the aquifer.

The Bureau requires that the applicant:

1. Implement best management practices (BMP) to manage stormwater runoff on site, prevent runoff from flooding to surrounding neighbors, and avoid contaminating Guam's sole source aquifer in accordance with the CNMI and Guam Stormwater Management Manual.

   The Bureau requires the applicant to incorporate bio-retention features to the planter lane dividers and Cul-de-sac loops and modify the road slope plan so the islands serve as a feature to help management stormwater. Additional BMPs may be found in the manual in the Bureau's website www.bsp.guam.gov under the Guam Coastal Management Program.

2. Consult with Guam EPA for an aquifer protection review pursuant to the "Federal Safe Drinking Water Act," SS 1424 and Guam Safe Drinking Water Act, " 10 GCA Chapter 53.

3. Coordinate with the Guam Waterworks Authority (GWA) for water resource conservation and ensure the NGLA is protected through compliance with the "Water Pollution Control Act," 10 GCA Chapter 47; "Water Resources Conservation Act," 22 GCA Chapter 5; 10 GCA Chapter 46, as amended by P.L. 17-97, and the Guam Water Resource Development & Operating Regulations.

Erosion Control. Controlling erosion and sediment flow from construction sites are a priority with regard to stormwater impacts to receiving water bodies within the project site, which includes the NGLA. The Bureau requires that Wellborn, LLC, prevent adverse impacts from construction site runoff by employing BMPs. These BMPs include the following but are not limited to:

1. Install perimeter sediment controls to retain or filter concentrated runoff from disturbed areas to trap or retain sediment before it leaves a construction site.
2. Minimize unnecessary clearing and grading to preserve existing natural areas.
3. Stabilize construction entrance and install necessary perimeter controls and diversions.
4. Disturbed areas shall be stabilized as soon as possible after construction.
5. Steep slopes shall be protected from erosion by limiting clearing of these areas.
6. Where feasible, schedule construction during the dry season.

The applicant must refer to the CNMI and Guam Stormwater Management Manual, October 2006, the Guam Erosion & Sediment Control Field Guide available at www.bsp.guam.gov or at the Guam Environmental Protection Agency (GEPA) for detailed construction stormwater treatment criteria and standards, bio-retention areas, and rain garden specifications.

Low Impact Development (LID) and Stormwater Management. This area has seen an increase in impervious surfaces throughout the years. Between the years 2005 and 2011, the impervious surface area increased by more than 5 (five) percent according to National Oceanic Atmospheric Administration's (NOAA) Coastal Change Analysis Program (C-CAP). As surface area increases so does the risk of flooding and degradation of water quality. The Bureau is concerned that additional impervious surfaces may exacerbate flooding in the area and surrounding neighbors if BMPs are not in place to manage runoff on the property.

The LID approach works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features while minimizing the use of impervious surfaces to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

Considering the growing concerns of flooding due to increased impervious surface, the applicant is required to implement LID practices such as permeable parking and walkways, grassed swales, island bio-retentions, and/or rain gardens into the landscape as a means to reduce runoff and control erosion from their property. An electronic file of the Island Stormwater Practice Design Specifications is available on the Bureau's website at www.bsp.guam.gov under the Guam Coastal Management Program.

Native Flora. Protection from invasive species is critical to preserving Guam's native plant and animal species. Therefore, the applicant is advised to avoid the use of invasive plants in their landscape plan. The use of native plants requires little to no fertilizer for growth. The Bureau encourages consultation with the Department of Agriculture's Division of Forestry and Soil Resources on using native plants and organic fertilizers to avoid additional contaminants from entering the aquifer. The applicant may also seek guidance from Guam EPA regarding their Pesticide Control Program.

Historic Preservation. The applicant must obtain concurrence from the Department of Parks and Recreation, Historic Preservation Division, that the proposed development does not affect historic properties.

In conclusion, the Bureau **recommends Approval with conditions** and finds that construction activities and impervious surfaces from the proposed project can adversely affect Guam's sole source aquifer and surrounding neighbors if BMPs are not in place to manage stormwater runoff on site. Therefore, the Bureau advises the applicant, Wellborn, LLC, to comply with above listed conditions if this application is approved.

As government officials, it is our primary responsibility to ensure that the construction and operations of this proposed endeavor are in a manner designed to protect public health,

safety, and to promote the public welfare and convenience. We also encourage the applicant to protect Guam's natural resources and to ensure they are used in a sustainable manner. ***Si Yu'os Ma'ase'.***

CARL V. DOMINGUEZ
Director

cc: GEPA
DPW
GWA
DPR
GPA

Department of Parks and Recreation
Government of Guam
490 Chalan Palasyo, Agana Heights, Guam 96910
Director's Office: (671) 475-6288
Parks Division: (671) 475-6291
Guam Historic Resources Division: (671) 475-6294/5
Facsimile: (671) 477-2822

Eddie B. Calvo
Governor
Ray Tenorio
Lt. Governor

William N. Reyes
Director
John P. Taitano
Deputy Director

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
AUG 15 2018
CLTC/GALC/GLUC

In reply refer to:
RC2018-0695
cr: RC2008-0852

August 2, 2018

To: Executive Secretary, Guam Land Use Commission

From: Director, Department of Parks and Recreation

Subject: DPR Position Statement on GLUC Application No. 2018-24:
Wellborn Estates Tentative Subdivision Plan, Lots 7110-NEW-NEW-1, 7110-NEW-NEW-2, and 7110-NEW-NEW-R2, Municipality of Yigo, Guam

We reviewed subject application submitted by Harry D. Gutierrez, Authorized Representative, on behalf of the applicant, Wellborn, LLC. We have no objection to the approval of the subject application provided the following concerns are met:

- The applicant/developer must comply with the Work Plan for Archaeological Monitoring of the 35m by 22m depression at a portion of the Wellborn Estate Development. The applicant and/or authorized representative must consult and coordinate with the Guam Historic Resources Division to ensure that this requirement is met.

- The applicant must construct the "recreational park, landscape area, and bus station" adjacent to Chalan Milalak, and the playground adjacent to Tun Josen Diego, as proposed, with concurrence by the Department of Parks and Recreation (DPR), Department of Public Works (DPW), and the Yigo mayor's Office.

- Any impact, issues, or requirements regarding public access and traditional rights-of-ways caused by the subject development shall require the consultation with Department of Land Management, DPW, and DPR.

- The project site shall be accessible to authorized staff of the Guam Historic Resources Division at all times during construction activities.

The subject development must go through the proper DPW permitting process for reviews by the different agencies, including the Department of Parks and Recreation, and may be subject to additional development requirements. If you have any questions with regards to our position, please contact our office.

Sincerely,

William N. Reyes
Director

Cc: Harry D. Gutierrez, Authorized Representative


SDA Church
Route 1
SUBJECT LOT:
Lot 7110-NEW-NEWR2
SUBJECT LOT:
Lot 7110-NEW-NEW-1
SUBJECT LOT:
Lot 7110-NEW-NEW-2
St. Lourdes
Catholic Church
SITE LOCATION
Application No. 2018-24
Tentative Subdivision Request

Application No.:	2018-24
WELLBORN LLC c/o Harry Gutierrez	
TENTATIVE SUBDIVISION PLAN	
Case Planner:	FRANK T.

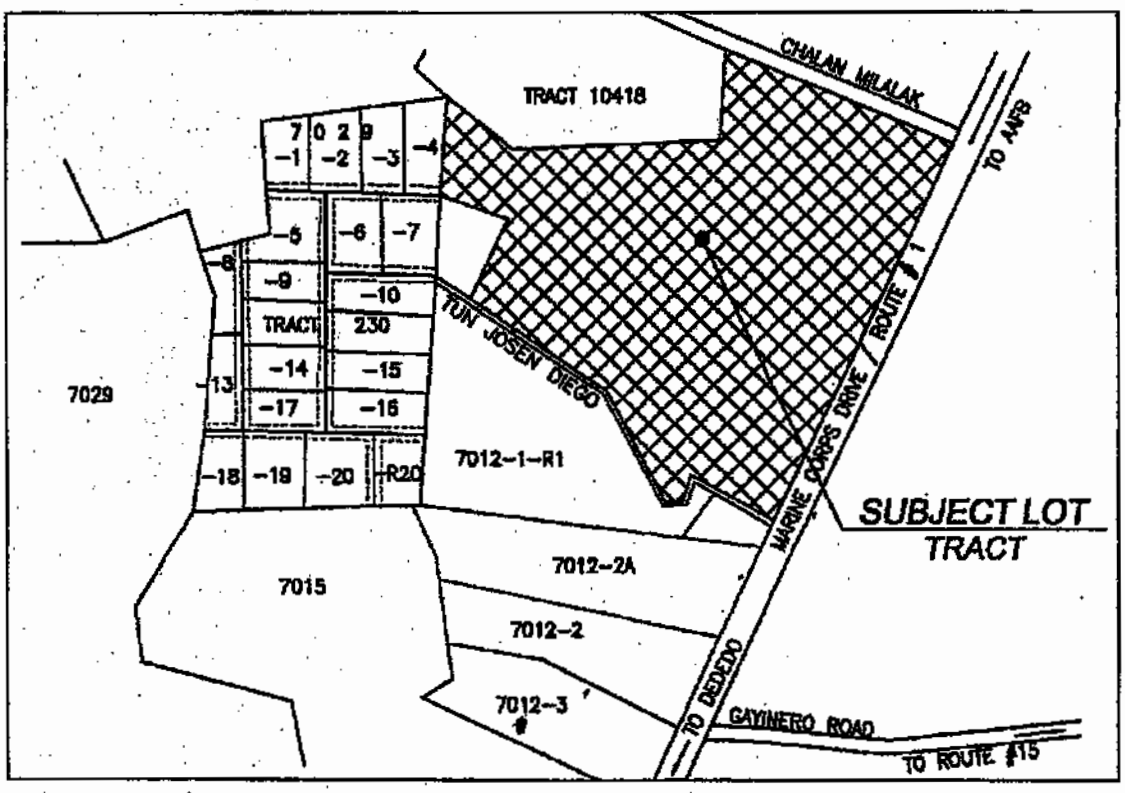
TENTATIVE SUBDIVISION APPLICATION

FOR THE

GUAM LAND USE COMMISSION

WELLBORN ESTATES

Lot Nos. 7110-New-New-I, 7110-New-New-2
and 7110-New-New-R2,
Municipality of Yigo



WELLBORN LLC
March 2018

RECEIVED
3/15/18
Land Planning Div

March 6, 2018

Michael J. B. Borja, Director
Department of Land Management
Dipåttamenton Minanehan Tåno'
C/O Guam Land Use Commission
ITC Building, 7th Floor, Suite 733
590 S. Marine Corps Drive ITC Building
Tamuning Guam 96913

Re: Tentative Subdivision 122 Lots on Lot No. 7110-New-New-l, 7110-New-New-2, 7110-New-New-R2, Municipality of Yigo, Guam

Hafa Adai:

Wellborn LLC submits for the Guam Land Use Commission's determination Wellborn Estates, a Tentative Subdivision application embracing one hundred twenty one (121) single family lots and a "C" (Commercial) lot within the municipality of Yigo. The proposed subdivision is located on three existing lots; Lot Nos. 7110-New-New-1, 7110-New-New-2 and 7110-New-New-R2; and, contains a cumulative area of ± thirty-one (31) acres. The site fronts Marine Corp Drive and is split zoned "R2" (Multiple Dwelling) and "C" (Commercial).

The one hundred twenty two (122) lot subdivision is vacant and undeveloped surrounded by urban residential and commercial uses within tbe proximity.

Wellborn Estates encompasses a fully improved subdivision integrating the necessary amenities to support a successful community and further offers substantial benefits for Guam and Yigo. The project is in reasonable association to the evolutionary progression of the current and future developments in the vicinity.

I look forward to your favorable review of the proposed Wellborn LLC tentative subdivision application.

Si Yu'us Maase',

HARRY D. GUTIERREZ

Attachments

HARRY D. Gutierrez, Consultant
119 Gutierrez Way • Agana Heights, Guam 96932 • Telephone (671) 482-5315 • Facsimile (671) 632-2763

TENTATIVE SUBDIVISION APPLICATION CONTENTS

1. **DLM Tentative Subdivision Application**
    a. Representative Affidavit of Authorization
    b. GLUC NOA Tentative Subdivision Renewal (August 30, 2010
    c. GLUC NOA Tentative Subdivision Approval (August 29, 2008)

2. **Vicinity Radius Maps**
    a. 500' Radius Vicinity Map of Property Owners
    b. 750' Radius Land Use
    c. 1,000' Radius Existing Land Use

3. **Project Assessment**
    a. Single Phase – Three Increment Development
    b. Statement of Ownership and Zoning Verification
    c. DLM Zone Verification Letter (September 5, 2006)
    d. Properties Retracement Survey Sketch PLS 60
    e. Parceling Survey Map RLS23

4. **Ownership Warranty Deed (Instrument No. 751487)**
    a. Consent of Grantor's Spouse

5. **Wellborn Subdivision Survey Map PLS 60**
    a. Consolidation Survey Map
    b. Subdivision Survey Map
    c. Subdivision Survey Map Match Lines 1 through 4

6. **GEPA FONSI Environmental Impact Assessment**
    a. GEO Engineering & Testing, Inc., Soils and Percolation Test
    b. Water and Sewage Demand Estimate
    c. Electrical Calculations

7. **Subdivision Improvements Engineering Design**
    a. T-1 Title Sheet
    b. C-1.0 General Notes
    c. C-1.1 Water Main General Notes, Storm Sewer General Notes
    d. C-2.0 Topo Map
    e. C-2.1 Existing Topo and Proposed Finish Elevation
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j.	C-4.0 to C-4.4	Water/Sewer Utility Layout
k.	C-4.5 to C-4.6	Water and Sewer Line Profile
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n.	C-5.4 to C-5.3	Drainage Profile
o.	C-6.0	Road Signs Markings
p.	C-7.0	Detail (Trench)
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s.	C-9.0	Detail (Manhole Air Valve)
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v.	C-12.0	Detail (Road Details)
w.	C-13.0	Detail (Chain Link)
x.	C-14.0	Detail (Fence Guards)
y.	C-15.0	Detail (Fence Guards)

TENTATIVE SUBDIVISION

TO: **Executive Secretary, Guam land Use Commission**
c/o Land Planning Division, Department of Land Management
Government of Guam, P.O. Box 2950, Hagatna, Guam 96932

The undersigned owner(s)/lessee(s) of the following described property hereby requests consideration for a Tentative *Subdivision Approval.*

1. **Information on Applicant:**

Name of Applicant: *WELLBORN LLC C/O Harry D. Gutierrez* U.S. Citizen: Yes [x] No [ ]

Mailing Address: *119 Gutierrz Way Agana Heights, Guam 96932*

Telephone Nos: Business: *671.482.5315* *Fax:* Cellular: *671.632.2763*

2. **Location, Description and Ownership:**

Subdivision Name: *Wellborn Estates*

New Lot Nos.: *7110-NEW-NEW-1, 7110-NEW-NEW-2 & 7110-NEW-NEW-R2* Block: *N/A* Tract: *N/A*

Lot Area: Acres *±31* Square Meters *±126,367* Square Feet *±1,360,189.1146*
Cumulative Recorded Area

Village: *Yigo* Municipality: *Yigo*

Registered Owner: *Wellborn LLC*

Certificate of Title No.: *751487* Recorded Document No.: *2821*

3. **Current and Proposed Land Use:**

Current Use: *Undeveloped /Vacant* Zoned: *"R-2" and "C"*

Proposed Use: *121 Lot Single Family Subdivision and a Commercial Lot (122 Parcels)* Proposed Zone: *Same*

Master Plan Designation: *Low Density Residential "North and Central Guam Draft Land Use Plan"*

4. ***In accordance with Guam Code Annotated, 21GCA, Chapter 61, Section 62401,*** **thirty-two (32)** sets of Tentative Subdivision maps, subdivision improvement plans prepared by a registered engineer or surveyor and a statement of intent by subdivider shall be ubmitted to the Land Planning Division, Department of Land Management. All maps and plans shall be clearly and legibly drafted and to scale on 22" x 29" paper to include:

a. The tract number as issued by the Guam Chief Planner;
b. The name and address of the owner(s) of record, the subdivider and the person preparing the map;
c. Date, north arrow and scale;
d. A key map of locating the subdivision in relation to surrounding areas;
e. The exact length and bearing of the exterior boundaries of the subdivision which data shall be referenced to the ***"Guam Geodetic Triangulation Control Network"*** or such alternative system of triangulation control as the Territorial Surveyor may direct;

TENTATIVE SUBDIVISION

f. The accuate placement and outline of structures existing on the site;
g. The location and names and existing widths of adjacent street rights-of-way;
h. The location and dimensions of all know existing easements and reservation;
i. The location of existing utilties, sewers, drainage ditches and other drainage facilities location in or adjacent to the proposed subdivision;
j. An ***Environmental Impact Statement (EIA)*** in accordance with E.O. 90-10;
k. The lot numbers and boundary lines of all adjacent parcels of land;
l. The location, width and direction of flow of all water courses within the subdivision area;
m. Topography with contour intervals of two-feet (2') where the ground slope is five percent (5%) of less or contour intervals of five-feet (5') where the ground is more than five percent (5%);
n. The location and widths of all existing or proposed streets in the subdivision;
o. The approximate lot layout and approximate lot dimensions of each lot; and,
p. Areas intended for public use.

5. **The subdivider shall** include a summary of the proposed improvements to be made in the subdivision, the existing zone district applicable to the property, proposed lot uses and, in the absence of zoning, the proposed setback requirement for individual lots.

6. **Improvement plans shall include:**
   a. Street construction plans including, but not limited to grading, street centerline gradients and typical road cross-sections, specifying material and depths;
   b. Water, sewer, pipe size, routing, gradients, pressure regulation and point of origin; and,
   c. Drainage plan in full detail showing the methods and facilities for collection and disposal of stormwaters to include capacity of channel to accept additional water.

7. **The subdivider may be required** to submit construction drawings or subdivision work to permit detailed analysis of construction in conformity to Law and Rules and Regulations of the Commission and to facilitate improvement inspections improvements inspections.

8. Additional information required by the Guam Chief Planner: **In addition to providing the required number of hard copies (32 sets) of the application, please provide nine (9) copies of the application in electronic format (i.e., in CD format, etc.).**

9. **Filing Fee:** Ten Dollars ($10.00) plus One Dollar ($1.00) per lot; in accordance with the ***Guam Code Annotated, 21 GCA, Chapter 62, Section 62202.***

10. In an effort to provide a more effective means by which the muncipality's concerns are heard and accommodated to the land according to the land and regulations of real property uses, this land use application must be assessed for the need to the empanelment of a Hybrid Commission pursuant to **P.L. 33-219.** A Hybrid Commission will be empaneled if this application represents a development cost of **more than three million dollars ($3,000,000.00)**, exclusive of the cost of the real property as described in this application.

WILL THIS PROJECT COST MORE THAN $3,000,000.00? ○ **YES** ⊗ **NO**

Please sign attesting to your answer ⇨ _____ _____

(See attachment fo more information on Public Laws 33-209 and 33-219, as they affect the process of assessment of this application)

TENTATIVE SUBDIVISION

11. **Required Signatures:** All legal owners/lessees of designated parcels shall sign this form with name(s) typed or handwritten, signed and dated:

"I hereby certify that all information contained in this application and its supplements are true and correct. I also understand that any misrepresentation in this application shall be void the entire submission. Further, that thirty-two (32) sets of the above listed required information is provided."

Date: _____

Owner(s) or Lessee(s)

Harry D. Gutierrez

tive (If applicable)

Date: April 15, 2018

THIS FORM SHALL NOT BE MAILED. APPLICANT AND/OR REPRESENTATIVE SHALL SUBMIT IN PERSON, BY APPOINTMENT ONLY, TO THE LAND PLANNING DIVISION, DEPARTMENT OF LAND MANAGEMENT

FOR OFFICIAL USE ONLY

Date Accepted: _____ Accepted by: _____

Filing Fee(s): Paid: **($ _____ plus $ _____ per lot):** Yes ○ No ○

Receipt No.: _____ Application No.: _____

1.DLM Tentative Subdivision Application

a. Representative Affidavit of Authorization
b. GLUC NOA Tentative Subdivision Renewal (August 30, 2010
c. GLUC NOA Tentative Subdivision Approval (August 29, 2008)

AFFIDAVIT OF AUTHORIZATION

WELLBORN LLC, a corporation registered on Guam, with the powers bestowed through this instrument hereby acknowledge the following:

1. That **Harry D. Gutierrez,** a land use consultant and his authorized assigns are hereinafter referred to as **CONSULTANT,** was retained by our corporation to provide the necessary technical and professional services for a **TENTATIVE SUBDIVISION Application before the Guam Land Use Commission** on *Lot Nos. 7110-New-New-1, 7110-New-New-2 and 7110-New-New-R2.*, **Municipality of Yigo.**

2. That the **CONSULTANT** are duly authorized and delegated representatives retained to represent this project.

3. That the **CONSULTANT** may conduct themselves accordingly to arbitrate, negotiate, commit, revocate, represent, mitigate, and abate the proposed project through all reviewing instrumentalities involved along the process.

IN TESTIMONY THEREOF, I hereunto affix my signature attesting to my deposition.

Representative
WELLBORN LLC

ACKNOWLEDGEMENT

GUAM)
)ss
CITY OF HAGÅTÑA)

On this 30th day of ~~March~~ May 07. 05/30/2018, 2018, before me personally appeared Stanley Kent Shaw, known to me as the person whose name is subscribed to this instrument and who acknowledged to me that he executed the same.

IN WITNESS THEREOF, I, a Notary Public, in and for Guam, hereby lay my hand and affix my official seal on the day, month, and year aforementioned above.

JIMMY CHENG-YEONG YU
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: May 7, 2019
P.O. Box 9261 Tamuning, Guam 96931

NOTARY PUBLIC
IN AND FOR GUAM
MY COMMISSION EXPIRES: May 7, 2019.

Doc. No. 34GL-18-2453.

Island of Guam Government of Guam
Department of Land Management Office of the Recorder

File for Instrument No. 811493

On Date 10 Month 9 Day 16 Time 3:03

Recorded DE OFFICIO Receipt No. _____

Deputy Lisa A. Manager

(Space above for Recordation)

IMPORTANT NOTICE - READ CAREFULLY

"Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change*."**

GUAM LAND USE COMMISSION

Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

NOTICE OF ACTION

August 30, 2010
Date

To: **Wellborn, LLC**
Represented by Jae Ji
Richard Rosario, Rosario & Associates
P.O. Box 1534
Hagåtña, Guam 96932

Application No. 2008-062C

The Guam Land Use Commission, at its meeting on **August 26, 2010,**

____/ Approved ____/ Disapproved **XX/ Approved with Conditions**

____/ Tabled ____/ **Accepted**

Your request on **Lots 7110-NEW-NEW-1; 7110-NEW-NEW-2; 7110-NEW-NEW-R2, Municipality of Yigo, for an extension of time for an approved Tentative Subdivision**

NOTICE OF ACTION **Application No. 2008-062C**
Yun Ju Chen dba Wellborn, LLC
Represented by Jae Ji, Project Manager
Richard Rosario, Rosario & Associates
Lots 7110-NEW-NEW-1; 7110-NEW-NEW-2; 7110-NEW-NEW-R2,
Municipality of Yigo
GLUC Meeting of August 26, 2010

ZONING

___/ Zone Change***

___/ Conditional Use

___/ Zone Variance

[ ] Height [ ] Use
[ ] Density [ ] Other (Specify)
[ ] Setback

SUBDIVISION

___/ TENTATIVE

___/ FINAL

XX/ EXTENSION OF TIME

___/ PL 28-126, SECTION 1(A)

NOTE ON ZONE CHANGE

*****Approval by the Guam Land Use Commission of a ZONE CHANGE DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Applicant shall be notified upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]**

SEASHORE

___/ WETLAND PRMIT

___/ SEASHORE CLEARANCE

MISCELLANEOUS

___/ DETERMINATION OF POLICY AND/OR DEFINITIONS

___/ OTHER (SPECIFY)

HORIZONTAL PROPERTY REGIME

___/ PRELIMINARY

___/ FINAL

___/ SUPPLEMENTARY (SPECIFY)

NOTICE OF ACTION **Application No. 2008-062C**
Yun Ju Chen dba Wellborn, LLC
Represented by Jae Ji, Project Manager
Richard Rosario, Rosario & Associates
Lots 7110-NEW-NEW-1; 7110-NEW-NEW-2; 7110-NEW-NEW-R2,
Municipality of Yigo
GLUC Meeting of August 26, 2010

APPLICATION DESCRIPTION: The Applicant, Yun Ju Chen dba Wellborn, LLC, represented by Jae Ji, Project Manager and Richard Rosario, Rosario & Associates, requests for an extension of time for an approved Tentative Subdivision to create One Hundred-Eighteen (118) residential lots on Lots 7110-NEW-NEW-1; 7110-NEW-NEW-2; 7110-NEW-NEW-R2, Split Zone "R-2" and "C" Zone, Municipality of Yigo.

COMMISSION DECISION: The Guam Land Use Commission **APPROVED WITH CONDITIONS** the Extension of Time.

COMMISSION CONDITION(S):

1. This 2nd extension shall be for Twelve (12) months from date of this Commission hearing (Hearing of August 26, 2010); and

2. That Applicant/Subdivider shall continue to adhere to the conditions of approval as cited on the initial Notice of Action, dated August 29, 2008, filed under Document Number 780034; and

3. That an amendment to the initial Tentative Subdivision to exclude the creation of the "7-Commercial" lots shall be submitted to the Commission at the next available GLUC Meeting.

4. That Applicant carefully read, Understand, and Comply with the Time Limitation condition Noted on the First Page and the Acknowledgment Agreement at the Last Page of the Notice of Action that cites ***"Pursuant to Executive Order 96-26, Section 5, Applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of the Notice of Action, otherwise, the approval of the project as granted by the Commission shall be null and void"***.

08-30-2010
Carlos R. Untalan **Date**
Guam Chief Planner

8-31-10
Jay L. Lather **Date**
Chairman
Guam Land Use Commission

Case Planner: Marvin Aguilar
Attachment(s): ARC Distribution List
Cc: Building Permits Section, DPW (Attn: Mr. Jesus Ninete)

NOTICE OF ACTION **Application No. 2008-062C**
Yun Ju Chen dba Wellborn, LLC
Represented by Jae Ji, Project Manager
Richard Rosario, Rosario & Associates
Lots 7110-NEW-NEW-1; 7110-NEW-NEW-2; 7110-NEW-NEW-R2,
Municipality of Yigo
GLUC Meeting of August 26, 2010

CERTIFICATION OF UNDERSTANDING

I/We_____ / Richard F. Rosario
(Applicant [Please print name]) (Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 96-26, that a building or grading permit must be obtained for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire.

The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.

This requirement shall not apply for application for a Zone Change***

I/We, further **AGREE** and **ACCEPT** the conditions above as a part of the Notice of Action and further **AGREE TO ANY AND ALL CONDITIONS** made a part of and attached to this Notice of Action as mandated by the approval from the Guam Land Use Commission or from the Guam Seashore Protection Commission.

_____ _____ 9-16-2010
Signature of Applicant Date Signature of Representative Date

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

_____ _____ _____ _____
Applicant **Date** **Representative** **Date**

ATTACHMENT 3

Island of Guam, Government of Guam
Department of Land Management Office of the Recorder

File for Record is Instrument No. 796630

On the Year 09 Month 9 Day 28 Time 1:59

Recording Fee Ge - Offiele Receipt No.

Deputy Recorder Victoria C. Torres

(Space above this line for recordation) TORRES

"Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change."

GUAM LAND USE COMMISSION
Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

COPY

NOTICE OF ACTION

September 25, 2009
Date

To: **Yun Ju Chen DBA WellBorn, LLC, Inc.** **Application No.2008-062B**
Represented by Rosario & Associates
And Jae Ji, Project Manager
P.O. Box 1534
Hagåtña, Guam 96932

The Guam Land Use Commission, at its meeting on September 24, 2009

___/ Approved ___/ Disapproved

_XX_/ **Approved with Conditions** ___/ Tabled

Your request for an Extension of Time of a Tentative Subdivison, on Lots 7110-NEW-NEW-1; 7110-NEW-NEW-2 and 7110-NEW-NEW-R2 , Municipality of Yigo,

___/ Zone Change*** ___/ Subdivision Variance

___/ Zone Variance ___/ Tentative Subdivision

[ ] Height [ ] Use
[ ] Density [ ] Other
[ ] Setback

___/ **Conditional Use** ___/ Final Subdivision

___/ Wetland Permit ___/ Re-Subdivision

___/ Determination of Policy Definition ___/ Subdivision Definition

___/ Seashore Clearance _XXX/ **Miscellaneous**
EXTENSION OF TIME FOR A TENTATIVE SUBDIVISION

***Approval by the Guam Land Use Commission of a Zone change DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Notification be sent upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]

NOTICE OF ACTION **Application No. 2008-062S**
Yun Ju Chen DBA WellBorn, LLC, Inc
Represented by Rosario & Associates
And Jae Ji, Project Manager
Lots 7110-NEW-NEW-1; 7110-NEW-NEW-2 and 7110-NEW-NEW-R2
Municipality of Yigo
GLUC Meeting of September 24, 2009

APPLICATION DESCRIPTION: The Applicant, Yun Ju Chen dba WellBorn, LLC, represented by Rosario & Associates and Jae Ji, Project Manager, requests for an Extension of Time for an approved Tentative Subdivision on Lots 7110-NEW-NEW-1; 7110-NEW-NEW-2 and 7110-NEW-NEW-R2, to create 118 single-family homes, Municipality of Yigo.

DECISION: The Commission **APPROVED THE EXTENSION OF TIME.**

CONDITIONS:

1. The Extension of Time shall not exceed Twelve (12) Months; and

2. Applicant shall continue to adhere to all requirements and conditions imposed in the Initial Notice of Action (NOA dated August 29, 2009, Document No. 780034).

09-25-09 / 9-28-09

Carlos R. Untalan — DATE
Guam Chief Planner

Jay L. Lather — DATE
Chairman
Guam Land Use Commission

Case Planner: Marvin Q. Aguilar
Attachment(s): ARC Distribution List
Cc: Building Permits Section, DPW (Attn: Mr. Jesus Nineta)

CERTIFICATION OF UNDERSTANDING

I/We _____ / JAE S. JI
(Applicant [Please print name]) (Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change. The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.

I/We, further agree and accept the conditions above as a part of the Notice of Action and further agree to any and all conditions made a part of and attached to this Notice of Action as mandated by the approval of the Guam Land Use Commission/Guam Seashore Protection Commission.

Signature of Applicant — DATE

Signature of Representative — SEPT 29, 2009 — DATE

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY

□ Applicant — DATE

□ Representative — OCT 07 2009 — DATE

ATTACHMENT 2

780034

Deputy Recorder

(Space above for Recordation)

"Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change."

GUAM LAND USE COMMISSION
Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

COPY

NOTICE OF ACTION

August 29, 2008
Date

To: **Yun Ju Chen dba Wellborn LLC**
Represented by Richard Rosario & Associates
P.O. Box 1534
Hagåtña, Guam 96932

Application No. 2008-062

The Guam Land Use Commission, at its meeting on August 28, 2008.

___/ Approved

____/ Disapproved

XXX/ Approved with Conditions

___/ Tabled

Your Request for approval of a Tentative Subdivision to create 118 single-family residential lots, park areas and seven (7) one (1) acre lots on Lots 7110-NEW-NEW; Lot 7110-NEW-NEW-2; and Lot 7110-NEW-NEW-R2, zoned "R-2" and "C", located in the Municipality of Yigo

____/ Zone Change***

___/ Subdivision Variance

____/ Zone Variance

XX/ Tentative Subdivision

[ ] Height
[ ] Density
[ ] Setback
[ ] Use
[ ] Other

____/ Conditional Use

____/ Final Subdivision

____/ Wetland Permit

____/ Re-Subdivision

____/ Determination of Policy Definition

____/ Subdivision Definition

____/ Seashore Clearance

____ Miscellaneous

***Approval by the Guam Land Use Commission of a Zone change DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Notification be sent upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]

Application No. 2008-062

APPLICATION DESCRIPTION: Yun Ju Chen dba Well Born LLC, represented by Richard Rosario & Associates, requests approval of a Tentative Subdivision to create 118 Single-Family Residential Lots; numerous park areas; and seven (7) one (1) acre lots with full improvements on Lots 7110-NEW-NEW; Lot 7110-NEW-NEW-2; Lot 7110-NEW-NEW-R2, zone "R-2" Multi-Family Dwelling and "C" Commercial, Municipality of Yigo.

GUAM LAND USE COMMISSION ACTION:

The Guam Land Use Commission APPROVED the application WITH THE FOLLOWING CONDITIONS:

1. Submit a consolidation survey map to the Department of Land Management; and obtain a Tract Number; and

2. Sever the portion of the subject lot for the Right-of-Way which will be part of Tun Josen Diego Street; and

3. The Subdivision shall not be gated; and

4. Provide a minimum of 2-vehicle parking on each created residential lots; and

5. Comply with all Application Review Committee conditions and requirements as noted below:

A. GUAM WATER WORKS AUTHORITY: GWA provides conditional approval; however, such approval does not constitute a guarantee that water and wastewater service is immediately available to the subject lots. Any extension of the water and wastewater systems and/or capacity upgrades required to serve the property shall be subject to the rules and regulations of GWA and shall be at the expense of the developer.

1. Design calculations shall include a fixture count summary for evaluation and determination of most appropriate meter size. Water services point of connection, connection details, water service line and meter size must be illustrated in the drawings and approved by GWA. If water meter size required for fire flow requirements cannot register efficiently under average daily flows, then a separate fire flow line shall be provided.

2. The project detail design shall include an evaluation of fire flow requirements and system capacity to provide fire flows. GWA conditional approval does not constitute a guarantee that the system is adequate to provide fire protection at the site.

3. The volume of average and peak sewage should be higher than that described on the proposal. It is likely that the GWA sewer line along Marine Corps Drive will need to be upgraded to accept this development. Sewer lines serving the units shall be 6-inches after the government cleanouts.

4. Plans and specifications must be submitted for review and approval of GWA prior to construction. Submittals shall include water and sewer design calculations and complete drawings and specifications. GWA recommends that project consultants coordinate development of utility plans with GWA well in advance of building permit submittal. Final submittal shall include electronic and paper copies of plans.

5. Contractor and/or owner shall provide GWA with a one-year warranty on all utility work prior to GWA acceptance.

GUAM WATER WORKS AUTHORITY cont'd:

6. Regarding the zone change, GWA notes that increases in density can impact the availability of infrastructure for future projects as infrastructure plans are generally based upon existing zoning and do not anticipate changes that increase that density.

The applicant is put on notice that water and sewer development charges may be applicable based on its submittals of the final development plans. GWA Position Statement shall remain valid for 365 days from June 27, 2008.

B. GUAM POWER AUTHORITY:

1. GPA has no objection however customer is required to comply with the following pursuant to the national Electric Safety Code and GPA's Service Rules and Regulations:

2. Coordinate overhead/underground power requirements with GPA Engineering for new structures.

3. Maintain minimum clearances as defined by the current edition for the National Electrical Safety Code.

4. Maintain adequate clearance between any structures and electric utility easements in accordance with NESC and GPA requirements.

5. Developer/owners will provide necessary electric utility easements to GPA prior to conveying lots within the subdivision. Failure to do so may prevent electrical service to subdivision.

6. Provide scheduling and magnitude of project power demand requirements for new load.

7. All relocation costs for GPA's facilities, if necessary, are 100% chargeable to the applicant including but not limited to labor and materials.

8. Primary distribution line extensions and GPA service connections must adhere to the guidelines outlined in the current issue if GPA's Service Rules and Regulations.

9. A "fair share" assessment for owner generation, transmission and/or substation facilities may be required.

GPA reserves its rights to the 50-foot Transmission Line Easement recorded in the Department of Land Management under Document No. 630, Civil Case No. 3-49. No permanent structure is permitted within said easement.

C. DEPARTMENT OF PARKS AND RECREATION: DPR recommends approval with the following conditions:

1. The applicant is required to provide an archaeological survey of the area.

2. The applicant shall construct the "recreational park, landscape area and bus station" adjacent to Chalan Milalak, and a playground adjacent to Tun Josen Diego, as proposed, with concurrence by the DPR, DPW, and the Yigo Mayor's Office.

3. Any impact, issues, or requirements regarding public access and traditional rights-of-ways caused by subject undertaking shall require the applicant and contractor to comply with Chapter 65 (public access) and Chapter 62 (public rights of way), 21 GCA, in consultation with DLM, DPW, and DPR.

Application No. 2008-062

DEPARTMENT OF PARKS AND RECREATION cont'd:

4. The project site shall be accessible to authorized staff of the Guam Historic Preservation Office at all times during construction activities.

Any violation of the requirements and conditions aforementioned may constitute as grounds for, suspension of our approval, and the issuance of an "Cease Work Order" against the entire project, in accordance with Section 76511, Article 5, Chapter 76, 21 GCA

D. **BUREAU OF STATISTICS AND PLANS**: BSP has no objections provided the applicant(s) adhere to the following conditions:

1. Public hearing should be conducted to obtain public input and sentiment of the residents potentially impacted by the proposed development. ***(Note: The Commission did not require that this Condition be adhered to).***

2. The proposed road network must be acceptable to DPW to ensure that the applicant is in conformance with the right of way requirements. Furthermore, the applicant must work with DPW to ensure that they have adequate egress/ingress for the safety of the residents coming from either direction of Chalan Mitalak into the proposed subdivision.

3. The applicant must work with the GFD to ensure that the access to the subject development is sufficient and acceptable for emergency vehicles in the event of fire or an emergency.

4. To help reduce storm water runoff and erosion, the applicant must institute best management practices such as minimizing unnecessary clearing and grading, phase construction to limit soil exposure, install perimeter controls to filter sediments and provide temporary and/or permanent soil stabilization during the clearing and grading and construction stage. Concepts and ideas from the GEPA's Storm Water Management Manual should be the basis for storm water and erosion management issues. Furthermore, a landscaping plan must be strictly adhered to, in order to provide a buffer between the proposed development and other establishments and properties, as well as for aesthetic purposes. The landscaping plan must be submitted, reviewed and approved by the Guam Chief Planner, and installation of plants must be in place prior to the issuance of an Occupancy permit.

5. The applicant must coordinate with the Guam WaterWorks Authority to ensure the availability and feasibility of sewer connection and water hookup.

6. No future changes to the proposal are allowed, unless GLUC approval of these specific change(s) is first obtained.

Carlos R. Untalan
Acting Guam Chief Planner

08-29-08
Date

Jay L. Lather
Chairman
Guam Land Use Commission

8-29-08
Date

Case Planner: Carl Untalan
Attachment(s): ARC Distribution List
Cc: Building Permits Section, DPW (Attn: Mr. Jesse Hinsie)

Application No. 2008-082

CERTIFICATION OF UNDERSTANDING

I/We Jae L. Ji
(Applicant [Please print name])

Richard F. Rosario
(Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change. The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.

I/We, further agree and accept the conditions above as a part of the Notice of Action and further agree to any and all conditions made a part of and attached to this Notice of Action as mandated by the approval of the Guam Land Use Commission/Guam Seashore Protection Commission.

Signature of Applicant

DATE: 09.30.08

Signature of Representative

DATE: 9-30-08

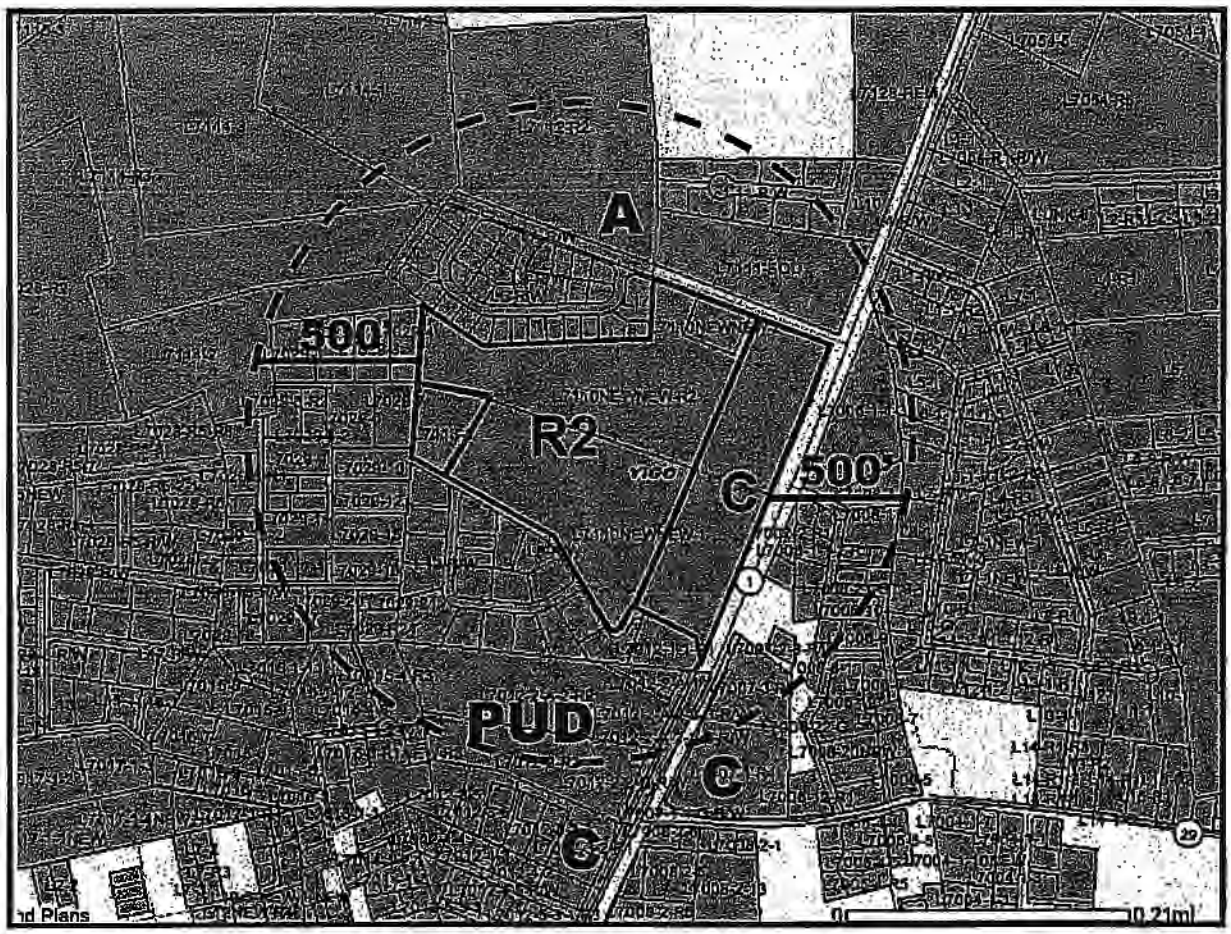
ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

☐ Applicant ☑ Representative

01 October 08'
DATE

2. Vicinity Radius Maps

a. 500' Radius Vicinity Map of Property Owners
b. 750' Radius Land Use
c. 1,000' Radius Existing Land Use

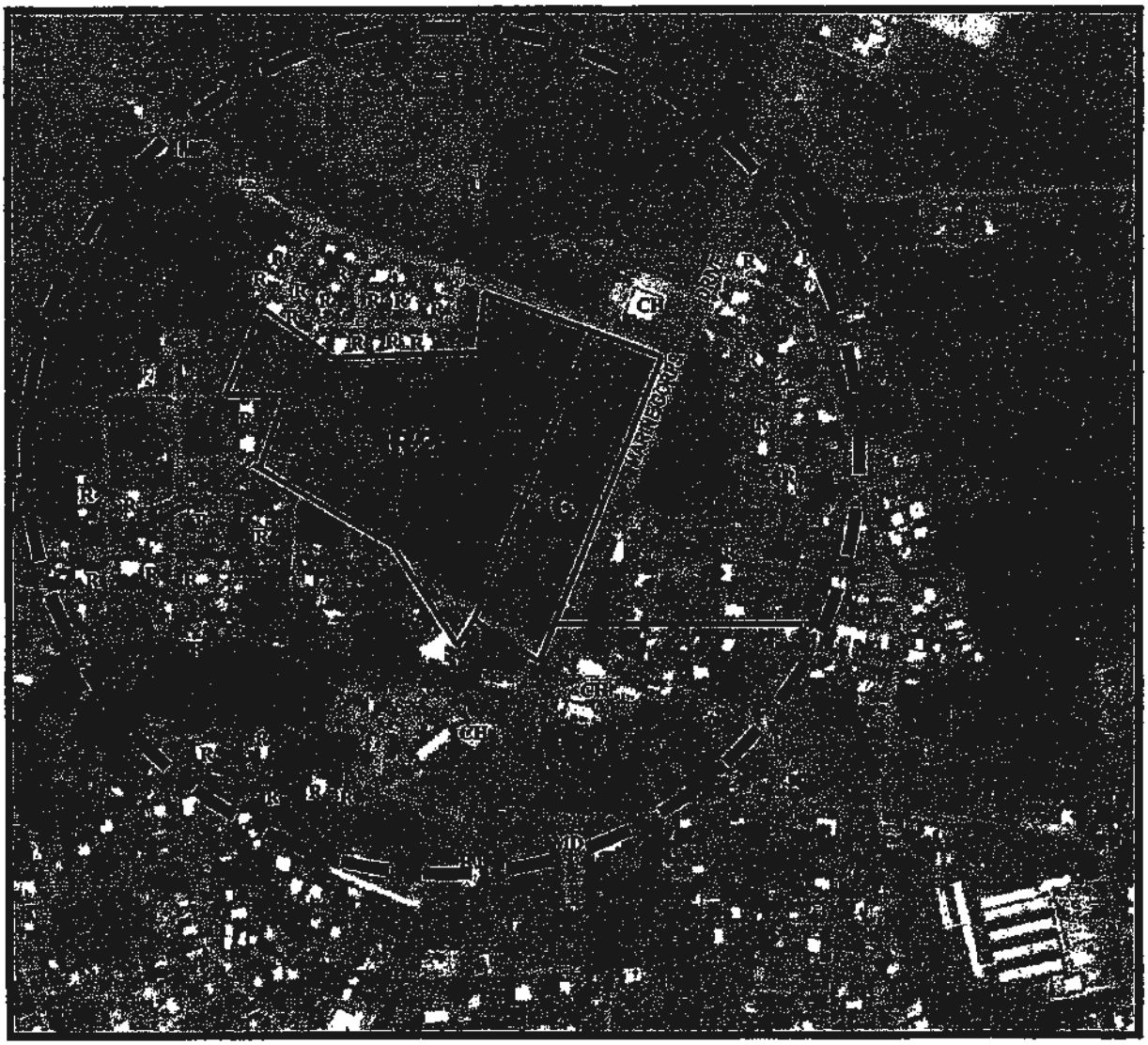


VICINITY MAP

PROPERTY LAND OWNERS
WITHIN 500' RADIUS

EXISTING LAND USE—500' RADIUS

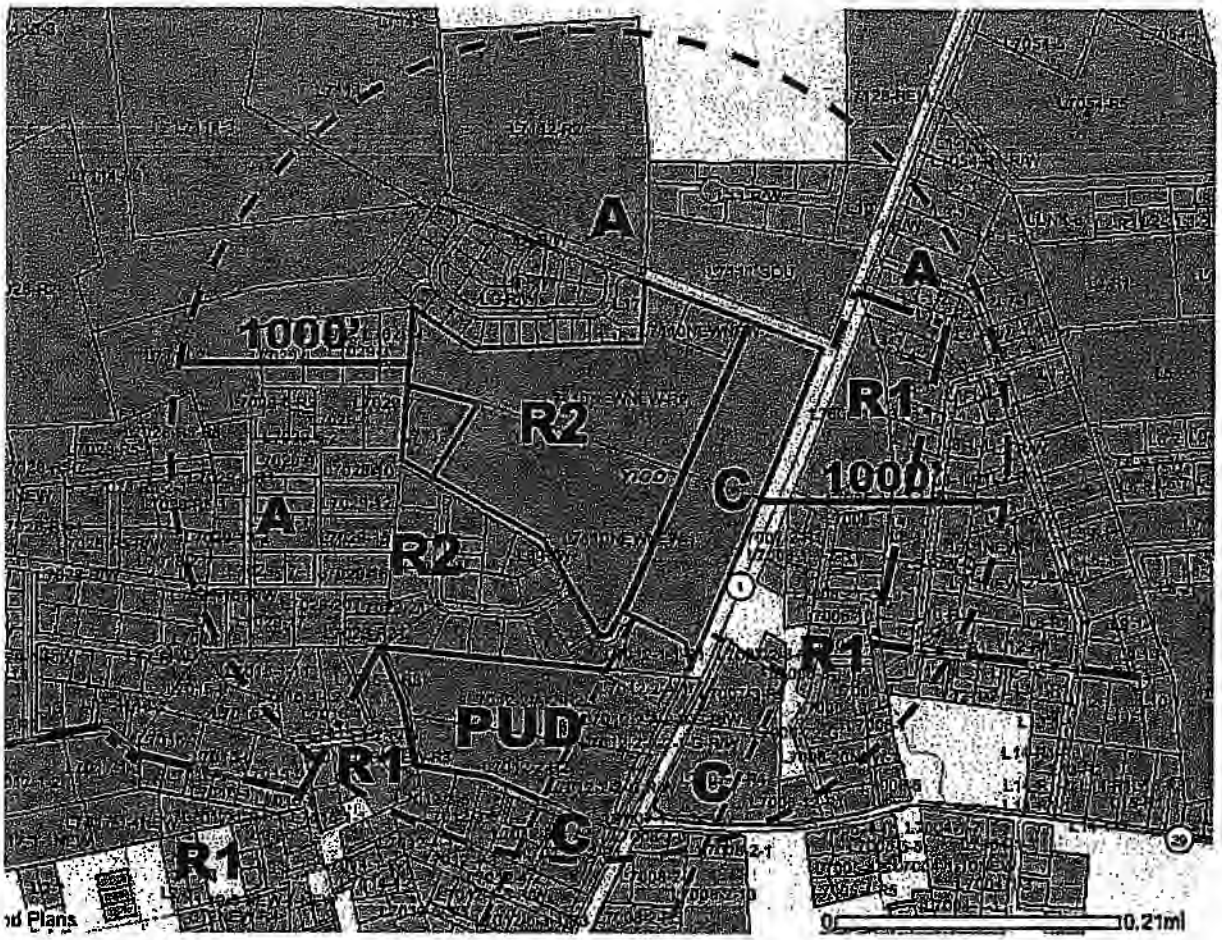
PUD	PLANNED UNIT DEVELOPMENT
C	COMMERCIAL
R1	SINGLE-FAMILY DWELLING ZONE
A	AGRICULTURE



EXISTING LAND USE
PROPERTY LAND OWNERS
WITHIN 750' RADIUS

EXISTING LAND USE—750' RADIUS

R	Single-Family Dwelling
M	Multi-Family Dwelling
A	Agriculture
RT	Retail
CH	Church
S	School
MP	Memorial Park
U	Undeveloped Land



VICINITY MAP

PROPERTY LAND OWNERS
WITHIN 1000' RADIUS

EXISTING LAND USE - 1000' RADIUS

PUD	Planned Unit Development
C	Commercial
R1	One - Family Dwelling Zone
A	Agricultural Zone

3. Project Assessment

a. Single Phase – Three Increment Development
b. Statement of Ownership and Zoning Verification
c. DLM Zone Verification Letter (September 5, 2006)
d. Properties Retracement Survey Sketch PLS 60
e. Parceling Survey Map RLS23

PROJECT ASSESSMENT
WELLBORN ESTATE
MUNICIPALITY OF YIGO

I. STATEMENT OF INTENT AND PURPOSE

Wellborn Estates (Wellborn LLC), proposes to develop a fully improved residential community located on three existing lots; Lot Nos. 7110-New-New-1, 7110-New-New-2 and 7110-New-New-R2; Municipality of Yigo. This tentative subdivision application is submitted for the review of the Guam Land Use Commission.

The request is in compliance to Chapter 62, Title 21 et sequel, "Subdivision Law", Government Code Annotated.

Harry S. Gutierrez was retained to provide the necessary technical assistance on reporting the development and planning schemes of the proposed Wellborn Estates Subdivision.

HARRY D. GUTIERREZ, Consultant • 119 Gutierrez Way • Agana Heights, Guam 96932
Telephone (671) 482-5315 • Facsimile (671) 632-2763 • harry.gutierrez@yahoo.com

Doc. No. 34GL-18-2453.

II. PROPERTY DESCRIPTION AND LOCATION

A. **Project Location.** The proposed Wellborn Estates subdivision consist lots *7110-NEW-NEW-1, 7110-NEW-NEW-2 and 7110-NEW-NEW-R2* within the Municipality of Yigo. It has a combined acreage of ±31 acres or ±126,367 square meters.

WELLBORN ESTATES PROJECT PARCELS FOR SUBDIVISION			
SEQ.	LOT NO.	COMPUTATED AREA (sm)	RECORDED AREA (sm)
1	7110-New-New-1	59,988	60,000
2	7110-New-New-2	3,716	3,716
3	7110-New-New-R2	62,684	62,651
	Total Area:	126,388	126,367

Figure 1. *Parcels embracing the proposed Wellborn Estates Subdivision.*

The project's western boundary is contiguous to Springfield Subdivision while the entire eastern boundary spans the length of Marine Corp Drive. The southeast portion of the project is directly across Our Lady of Lourdes Catholic Church along Marine Corp Drive.

B. **Land Uses within the Vicinity.** Land uses in the immediate vicinity range from vacant/undeveloped parcels, denominational churches, single-family residential uses, a school, commercial uses and the GPA power generation/ Yigo substation. The site fronts Marine Corp Drive and is bounded to the north by Milalak Drive and Tun Josen Diego Road to the south. It is contiguous to Springhill Subdivision along the western boundary and south of the Church of Jesus Christ of Latter Day Saints across Milalak Drive.

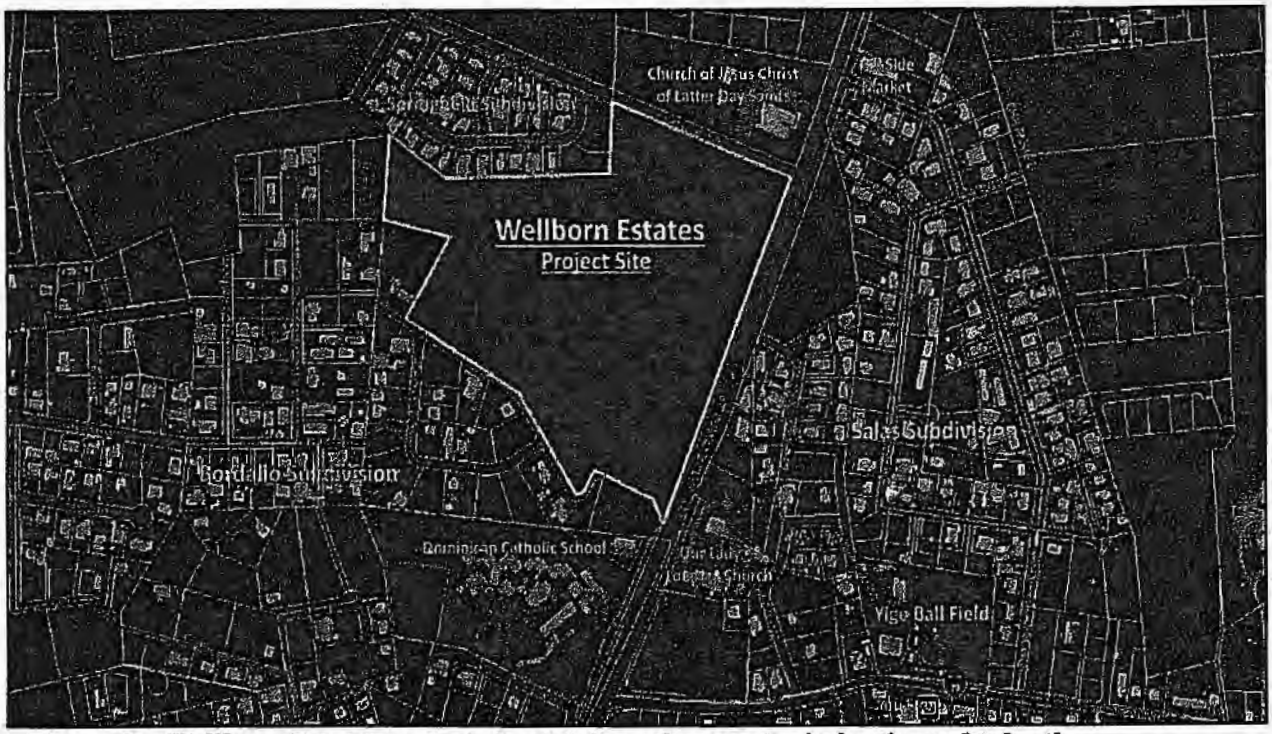


Figure 2. *Wellborn Estates project site vicinity embraces single family, multi-family, commercial, school and multi-denominational churches.*

C. Existing Site Condition. Lot No. 7110-New-New-1 (Estate No. 21292), 7110-New-New-R2 (Estate No. 70329), and 7110-New-New-2 (Estate No. 70328) are presently undeveloped and no permanent or temporary structure are located within the property boundaries.

The parcel contains primarily secondary growth vegetation which would be categorized as disturbed vegetation. Most of the property has been cleared over several different occasions. Westward side of the property was cleared partially during Spring Hills Phase I development and the Marine Corps Drive side during the widening of Marine Corp Drive.



Figure 3. The site is currently vacant and undeveloped.

D. Zoning. Wellborn LLC, the owner of the project, proposes to subdivide one hundred twenty one (121) single family lots and a "C" (Commercial) lot establishing the context of the proposed project within Yigo The proposed subdivision is dual zoned. Over 75% of the entire site is predominately zoned "R2" (Multiple Dwelling) while the remaining area fronting Marine Corp Drive is "C" (Commercial). The commercially zoned area is setbacked two hundred (200) feet along Marine Corp Drive. The original lots have been rezoned multiple times.

The split zone designation (reference attached Map No. 038FY78 as recorded within the Department of Land Management) in accordance with Public Law 22-97 is described within "Figure 2" below.

Zoning Designation of Project Parcels	
Lot Description	Zoning
Lot 7110-New-New-1	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear Portion is "R2" (Multi Family Dwelling).
Lot 7110-New-New-R2	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear Portion is "R2" (Multi Family Dwelling).
Lot 7110-New-New-2	"R2" (Multi Family Dwelling).

Figure 4. Zoning of parcels comprising the Wellborn Estates subdivision. Referenced on Figure 3 prepared by RLS 60.

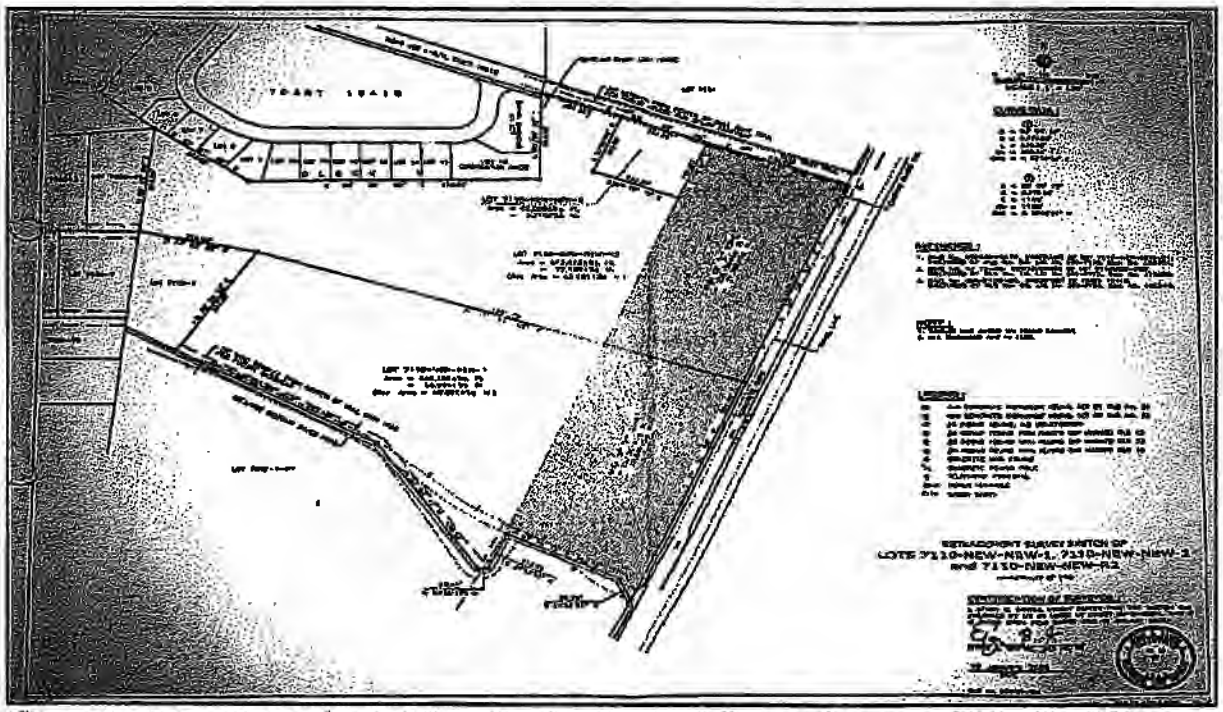


Figure 5. Retracement sketch delineating the commercially zoned area established by DLM drawing 038FY78.

HARRY D. GUTIERREZ, Consultant • 119 Gutierrez Way • Agana Heights, Guam 96932
Telephone (671) 482-5315 • Facsimile (671) 632-2763 • harry.gutierrez@yahoo.com

A retracement survey sketch prepared by Efren B. Santos, PLS No.60 on January 19, 2006 delineates the "C" (Commercial) area within the "R-2" (Multi Family) zoned parcels. The commercially zoned area has a one thousand thirty one (1,031) feet frontage along Marine Corp Drive.

E. **Prior Land Use Approvals.** Public Law 22-97 zoned change the properties embracing the proposed development resulting in the present dual zoned makeup of the site. The current project proposes the subdivision of one hundred twenty one (121) single family lots and a single "C" (Commercial).

The current project is an evolution of a tentative subdivision approved by the Guam Land Use Commission (GLUC) on September 25, 2009. The approved tentative subdivision was renewed again by the GLUC on August 30, 2010. The time period's economic conditions in addition to the lack of available skilled laborers exacerbated by the U.S. Department of State's H-2B moratorium prevented the developer in meeting the time schedule necessary to mobilize forward on the development of the approved subdivision. The delays and Guam's waning economic conditions influenced the developer to reformulate the focus of the subdivision towards a broader market base of consumers. The original subdivision was redesigned for an efficient cut and fill balance of the project's final. The Wellborn Estate subdivision is a new plan and layout with similar synonymous traffic, water, sewer and electrical impacts as the prior approved plan.

III. DEVELOPMENT DESCRIPTION

The tentative subdivision master planned scheme has taken into consideration the physical constraints of the area which include local infrastructural hardship on sewer and water load bearings (refer to preliminary engineering calculations), and the location of improvements relating to the conditions of the adjacent area. These developmental constraints have been addressed by the

project. Expansions and improvements to lacking and present physical infrastructure have been carefully scrutinized. It is inevitable that residential development will continue to occur beyond the boundary of the proposed Wellborn Estates subdivision. The type and quality of development is influenced by the local government's determination towards assuring land use consistency for the area. The proposed development is integrated and will realize appropriate infrastructural accommodations sufficient to accommodate and support its needs.

A. Density. The project embracing the area for the proposed Wellborn Estates Subdivision occupies an area of one million three hundred thirty three thousand eight hundred eighty two (±1,333,882) square feet. Using the density formula for single-family R-1 uses (5,000 sq. ft/dwelling unit), the optimum density is two hundred sixty seven (267) single detached dwelling units. Comparatively, provided that a conditional use is applied to the commercially zoned area, a maximum of one thousand sixty seven (1,067) multi-family dwellings may be situated on the parcel. The proposed Wellborn Estates masterplan proposes 121 single family lots. The density proposed encompasses only 45.32% of the allowable single family units. Figure 6 reflects an analysis of the maximum density of units allowed on the project site.

DENSITY COMPUTATION					
SEQ.	LOT NO.	COMPUTATED AREA (sm)	COMPUTATED AREA (sf)	Single Family Use Units With Sewer	Multi Family Use Units With Sewer
1	7110-New-New-R2-NEW	123,923	1,333,882	267	1,067
2	Multi-Family Zoned Area	98,513	1,060,374	212	848
3	Commercial Zoned Area	25,410	273,508	55	219
Maximum Units		123,923	1,333,882	267	1,067

Figure 6. Comparative density use for the site maximized for single or multi family activities.

B. Height. Proposed housing design of the Wellborn Estates subdivision has yet to be finalized. The housing design will not exceed the permitted height limitations established by

the Zoning Code. The maximum height for single family detached structures is 3 stories not exceeding 30 feet in height.

C. Setback. Setback requirements within the Wellborn Estates subdivision will comply to the single family use designation at 15 feet front yard, 8 feet side yards, and 10 feet at the rear yard. All proposed structures within the development will comply to the minimum setback requirements of the zone.

D. Easements and Roads. Milalak Drive and Tun Josen Diego Road are forty (40) feet wide easements that will provide ingress and egress of the Wellborn Subdivision to Marine Corp Drive at the southern and northern area of the subdivision. The major collector roads at each intersecting vicinity are sixty (60) feet wide while the secondary circulation roads within the subdivision is forty (40) feet wide. An eighty (80) feet wide jog at the entrance to project site is situated along Milalak Drive. Nomenclature of all roads within the subdivision will be coordinated with the Yigo Mayor and submitted to the Department of Public Works

E. Infrastructure. Full improvements will be provided throughout the Wellborn Estates Subdivision. Easements within the development will have curb, gutter and sidewalks. Catchment facilities for storm water runoff are maintained on site through grass swales within permeable areas of the subdivision. All roads will be have curb and gutters that will convey storm runoff to a storm drainage system onto an on site ponding basin.

Electrical laterals are all located underground. Infrastructure improvements for cable and telephone lines will be also be provided by this method.

F. Sewer. The Wellborn Estates Subdivision will be adequately serviced through a centralized public sewage system. Sewage within the development will be conveyed through conventional eight (8) inch gravity line to Marine Corp Drive at the two corresponding easements servicing the project.

G. Water Requirements. The Wellborn Estates Subdivision will be integrally serviced through the existing public water system. An six (6) inch waterline lateral will connect directly to the 12 inch main on Marine Corp Drive. Primary water laterals within the subdivision will be a combination of eight (8), six (6) and four (4) inch water main laterals.

Doc. No. 34GL-18-2453.

H. Power and Communications. Presently there is a 13.8 kv three phase line running towards Springfield Subdivision along Milalak Drive. It is anticipated that electricity may be drawn from this line to service the project. The lines are under the management of the Guam Power Authority. Underground cable and telephone lines are available along Milalak Drive.

I. Recreational Facilities. Seven (7) recreational areas are located within the proposed Wellborn Estates Subdivision. A playground area in addition to six (6) recreational green areas will serve as an integrated exercise course within the project.

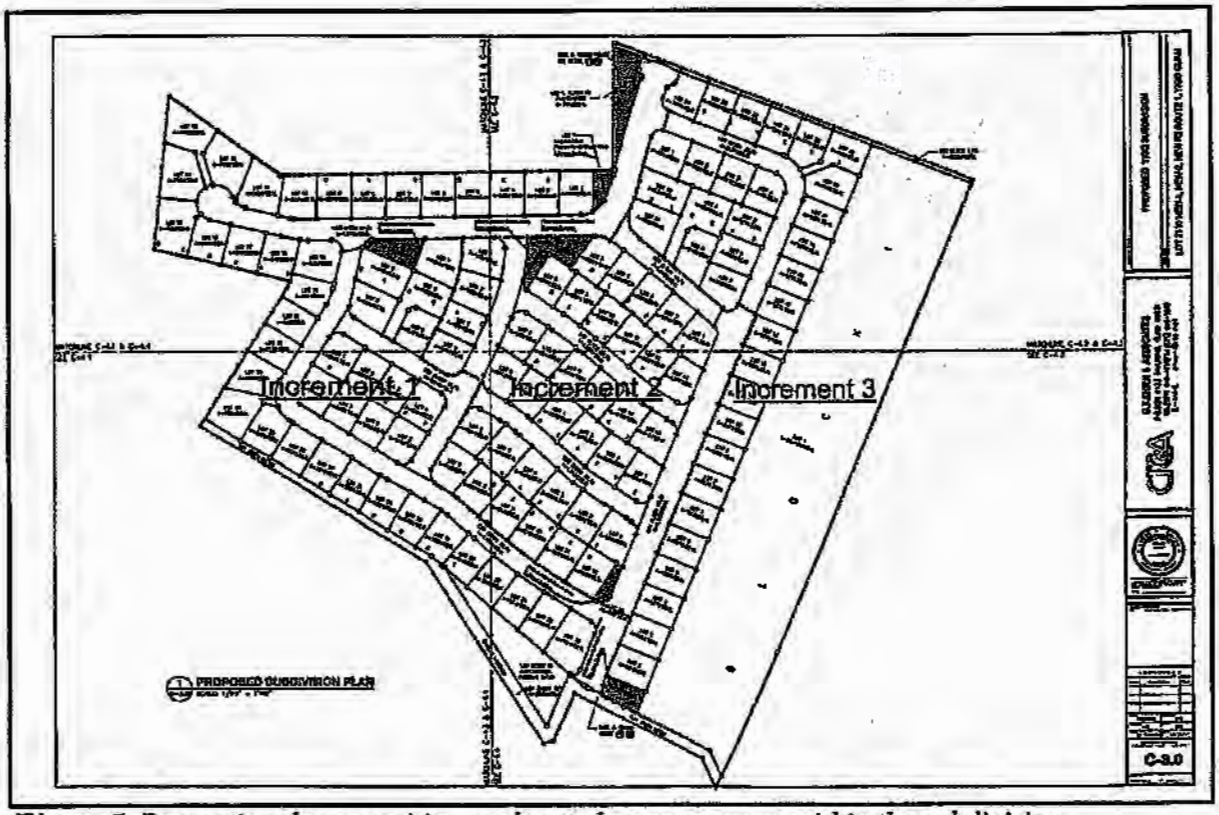


Figure 7. Recreational oportunities are located at seven areas within the subdivision.

IV. SUBDIVISION DEVELOPMENT SCHEME

Wellborn LLC, the owner of the project, proposes to subdivide one hundred twenty one (121) new single family use lots within the multi family (R2) zoned area of Wellborn Estates. A single commercial lot located on the commercial (C) zoned area of the project is part of the subdivision. The project embraces three lots (see **Figure 1**) that will be consolidated and subdivided severing all setback easement reservations making up the total easement width of Tun Josen Diego Road and Milalak Drive. A total area of two thousand four hundred sixty seven (±2,467) square meters of setback reservations will be dedicated to the government of Guam and permanently become a part of those public and utility easements. A breakdown is provided within Figure 8.

CONSOLIDATION OF LOTS TO CREATE WELLBORN ESTATES TRACT SUBDIVISION			
SEQ.	LOT NO.	COMPUTATED AREA (sm)	
1	7110-New-New-R2-NEW (Wellborn Estates Tract designation for tentative subdivision)	123,923	Wellborn Estates Developable Area
2	7110-New-New-R2-R/W (Setback reservation of Milalak Drive)	432	
3	7110-New-New-1R/W (Setback reservation of Tun Josen Diego Road)	2,033	
Total Area:		126,388	

Figure 8. *The original lots reflected within Figure 1 supra, will be consolidated and re-subdivided prior to the Tract designation assigned for the Wellborn Estates project.*

The proposed subdivision has been designed to maximize site sensitivity and compatibility to the surrounding character of development within the area. The residential component of the project will consist of lots generally between five thousand (5,000) and seven thousand (7,000) square feet in area. The subdivision will be built in three increments in one single phase. The construction of all subdivision improvements will be completed during the single phase. Home designs for the project are still under consideration using the best and practical building system available matching the

available skilled manpower present on Guam

In many similar projects throughout Guam, the most successful subdivisions provide an integration of recreational and infrastructural amenities capable of sustaining a higher degree of qualitative lifestyles. These elements include adequate light/air characteristics and infrastructural accommodations. Properly designed, the Wellborn Estates Subdivision will also dramatically improve the appearance of the general area and provide a number of needed infrastructural improvements that are lacking within the adjacent properties.

A. **Subdivision Permits, Clearances and Development.** It is expected that the completion of all subdivisional improvements will exceed twelve (12) months. Upon favorable action by the GLUC it is anticipated that the finalization of the tentative map, engineering designs, grading permit and building permit will occupy six (6) months after the release of GLUC's Notice of Action (NOA). It will take another month to finalize contracts and mobilize construction prior to any real activities on the site. Because of the size of the project, the developer requests the GLUC to conditionally begin the twelve (12) month tentative subdivision time clock six months after the issuance of the NOA.

B. **Single Phase Three (3) Increment Subdivision Improvement Construction.** The proposed subdivision is a large undertaking. Balancing the availability of skilled manpower and the dynamics towards securing the necessary building, grading and miscellaneous clearance permits; and, the requirement to complete the project within a statutory time requirement has compelled the developer to approach the project systemically. The approach is to complete Increment One (1), obtain government permitting agency acceptance; and, secure a performance bond on Increments Two (2) and Three (3) enabling the developer to submit a "Final Subdivision" application to the GLUC.

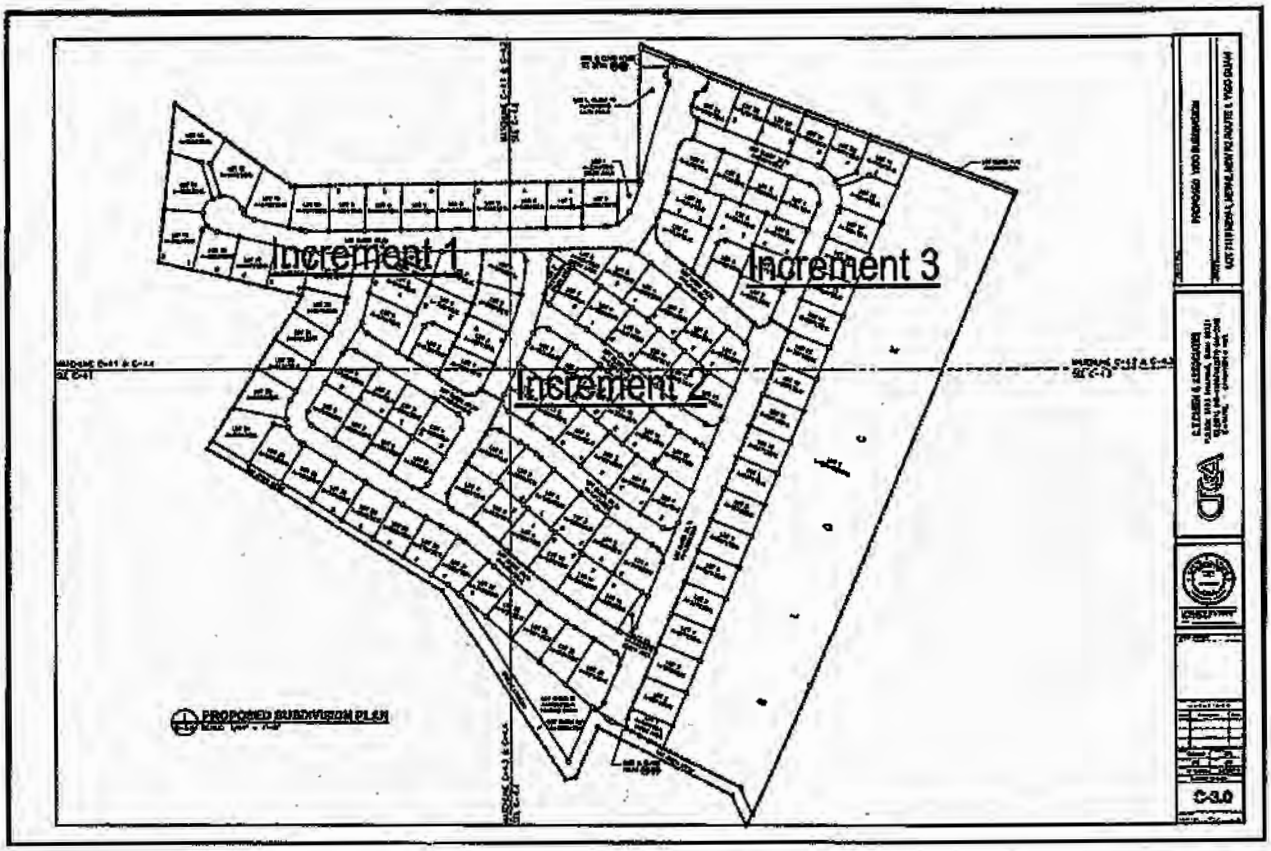


Figure 9. The Wellborn Subdivision will be constructed in one phase but prioritized in three increments.

1. **Increment One Development Profile.** The priority is to complete Increment One (1) embracing the subdivisional improvements necessary to support the other increments of the Wellborn Estate Subdivision. This is necessary in meeting the time limitations statutorily imposed for the completion of the project within a 12 month period in addition to a tentative subdivision extension that spans the same period of time. The developer will seek government acceptance of this increment. Forty Seven (47) single family lots, a ponding basin, primary collector roads, secondary roads, security gates, off-site infrastructural lateral improvements, off-site Milalak Drive and Tun Josen Diego Road improvements, a playground and two (2) recreational area fitness stations are earmarked within this increment. Increment One (1) is described infra.

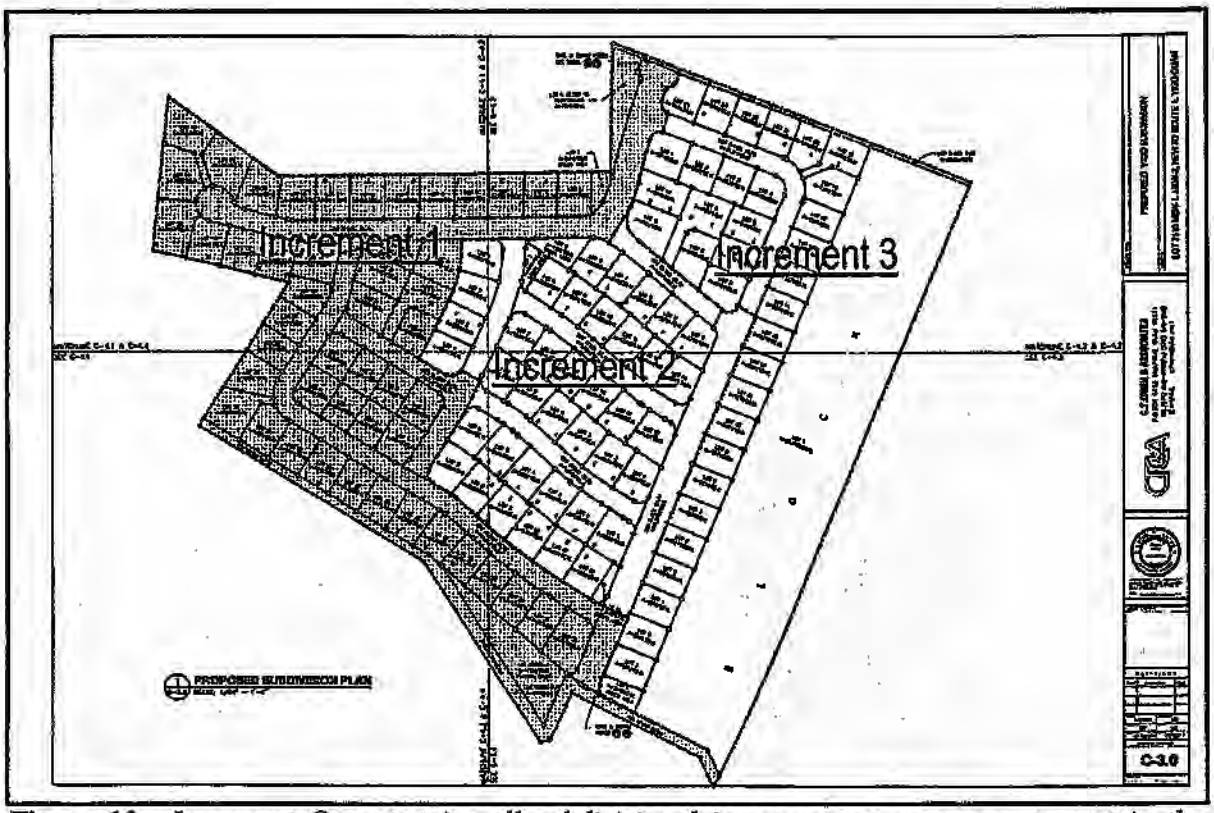


Figure 10. *Increment One contains all subdivisional improvements necessary to sustain the improvements of Increment 2 and Increment 3. Offsite improvements along Tun Josen Diego Road and Milalak Drive will be accomplished in this increment.*

Figure 11. Listing of Increment One improvements and subdivisional supporting infrastructure.

Subdivisional Partitioning (Increments)				
Increment One				
SEQ.	LOT NO.	BLOCK	AREA	USE
1	Lot Block 2R/W (portion)	Block 2	732 sm	Right of Way
2	Lot 1	Block 7	559 sm	Residential
3	Lot 2	Block 7	504 sm	Residential
4	Lot 3	Block 7	504 sm	Residential
5	Lot 4	Block 7	559 sm	Residential
6	Lot 5	Block 7	554 sm	Residential
7	Lot 6	Block 7	500 sm	Residential
8	Lot 7	Block 7	500 sm	Residential
9	Lot 8	Block 7	554 sm	Residential
10	Lot 5	Block 8	532 sm	Residential
11	Lot 6	Block 8	758 sm	Residential
12	Lot 7	Block 8	684 sm	Residential
13	Lot 8	Block 8	634 sm	Residential
14	Lot 9	Block 8	642 sm	Residential
15	Lot 10	Block 8	436 sm	Recreational Green Area Fitness Station
16	Lot Block 8R/W (Portion)	Block 8	2,036 sm	Right of Way
17	Lot 1	Block 9	231 sm	Recreational Green Area Fitness Station
18	Lot 2	Block 9	573 sm	Residential
19	Lot 3	Block 9	586 sm	Residential
20	Lot 4	Block 9	586 sm	Residential
21	Lot 5	Block 9	586 sm	Residential
22	Lot 6	Block 9	586 sm	Residential
23	Lot 7	Block 9	586 sm	Residential
24	Lot 8	Block 9	586 sm	Residential
25	Lot 9	Block 9	586 sm	Residential
26	Lot 10	Block 9	607 sm	Residential
27	Lot 11	Block 9	670 sm	Residential



Subdivisional Partitioning (Increments)				
Increment One				
SEQ.	LOT NO.	BLOCK	AREA	USE
28	Lot 12	Block 9	746 sm	Residential
29	Lot 13	Block 9	755 sm	Residential
30	Lot 14	Block 9	752 sm	Residential
31	Lot 15	Block 9	765 sm	Residential
32	Lot 16	Block 9	559 sm	Residential
33	Lot 17	Block 9	567 sm	Residential
34	Lot 18	Block 9	546 sm	Residential
35	Lot 19	Block 9	635 sm	Residential
36	Lot 20	Block 9	514 sm	Residential
37	Lot 21	Block 9	513 sm	Residential
38	Lot 22	Block 9	513 sm	Residential
39	Lot 23	Block 9	608 sm	Residential
40	Lot 24	Block 9	725 sm	Residential
41	Lot 25	Block 9	592 sm	Residential
42	Lot 26	Block 9	561 sm	Residential
43	Lot 27	Block 9	561 sm	Residential
44	Lot 28	Block 9	553 sm	Residential
45	Lot 29	Block 9	552 sm	Residential
46	Lot 30	Block 9	570 sm	Residential
47	Lot 31	Block 9	562 sm	Residential
48	Lot 32	Block 9	518 sm	Residential
49	Lot 33	Block 9	515 sm	Residential
50	Lot 34	Block 9	561 sm	Residential
51	Lot 35	Block 9	612 sm	Residential
50	Lot 36	Block 9	761 sm	Residential
52	Lot Block 9R/W	Block 9	5,570 sm	Right of Way
53	Lot 1	Block 10	791 sm	Playground
54	Lot 1	Block 11	1,728 sm	Ponding Basin
55	7110-NEW-NEW-1R/W	Tun Josen Diego Road	2,033 sm	Right of Way

Subdivisional Partitioning (Increments)				
Increment One				
SEQ.	LOT NO.	BLOCK	AREA	USE
56	7110-NEW-NEW-R2 R/W	Malilak Drive	432 sm	Right of Way

2. **Increment Two Development Profile.** Increment Two consist of thirty nine (39) residential lots and three (3) recreation green area fitness stations. The clearing and final grading of Increment Two will be completed concurrently with Increments One and Three. However, construction of subdivision improvements will be prioritized within Increment One to allow for inspection and acceptance by government permitting agencies. Upon acceptance, a performance bond will be applied to Increment Two and Three allowing a final subdivision application submission to the GLUC.

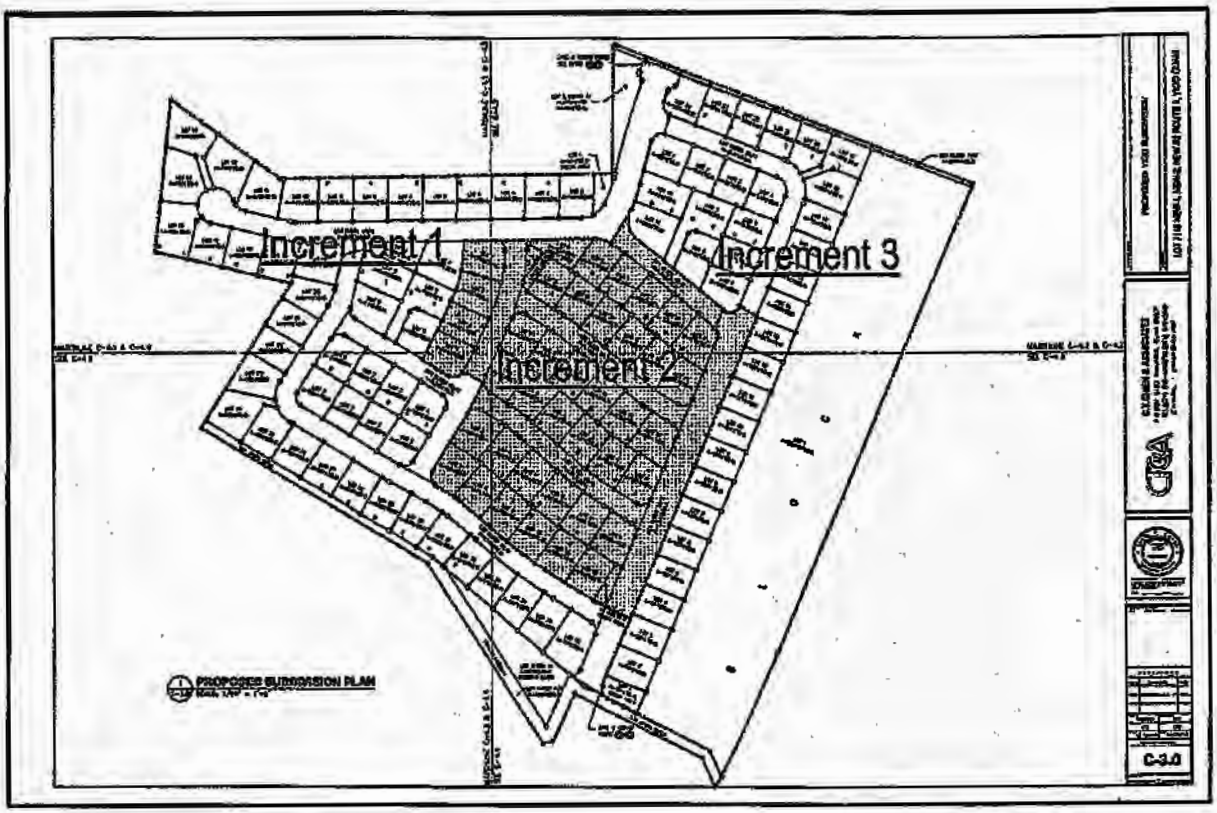


Figure 12. *Access during the construction of Increment Two will be directly from Marine Corp Drive.*

Figure 13. *Listing of Increment Two improvements and subdivisional supporting infrastructure.*

Subdivisional Partitioning (Increments)				
Increment Two				
SEQ.	LOT NO.	BLOCK	AREA	USE
1	Lot Block 2 R/W (portion)	Block 2	3588 sm	Right of Way
2	Lot 1	Block 4	575 sm	Residential
3	Lot 2	Block 4	528 sm	Residential
4	Lot 3	Block 4	526 sm	Residential
5	Lot 4	Block 4	550 sm	Residential
6	Lot 5	Block 4	558 sm	Residential
7	Lot 6	Block 4	425 sm	Recreation Green Area Fitness Station

Subdivisional Partitioning (Increments)				
Increment Two				
SEQ.	LOT NO.	BLOCK	AREA	USE
8	Lot 7	Block 4	249 sm	Recreation Green Area Fitness Station
9	Lot 8	Block 4	519 sm	Residential
10	Lot 9	Block 4	552 sm	Residential
11	Lot 10	Block 4	532 sm	Residential
12	Lot 11	Block 4	536 sm	Residential
13	Lot 12	Block 4	529 sm	Residential
14	Lot 13	Block 4	537 sm	Residential
15	Lot Block 4R/W	Block 4	1,040 sm	Right of Way
16	Lot 1	Block 5	559 sm	Residential
17	Lot 2	Block 5	593 sm	Residential
18	Lot 3	Block 5	587 sm	Residential
19	Lot 4	Block 5	556 sm	Residential
20	Lot 5	Block 5	560 sm	Residential
21	Lot 6	Block 5	561 sm	Residential
22	Lot 7	Block 5	552 sm	Residential
23	Lot 8	Block 5	524 sm	Residential
24	Lot 9	Block 5	529 sm	Residential
25	Lot 10	Block 5	538 sm	Residential
26	Lot 11	Block 5	570 sm	Residential
27	Lot 12	Block 5	619 sm	Residential
28	Lot Block 5R/W	Block 5	1,596 sm	Right of Way
29	Lot 1	Block 6	599 sm	Residential
30	Lot 2	Block 6	588 sm	Residential
31	Lot 3	Block 6	580 sm	Residential
32	Lot 4	Block 6	585 sm	Residential
33	Lot 5	Block 6	596 sm	Residential
34	Lot 6	Block 6	604 sm	Residential
35	Lot 7	Block 6	580 sm	Residential
36	Lot 8	Block 6	567 sm	Residential
37	Lot 9	Block 6	593 sm	Residential

Doc. No. 34GL-18-2453.

Subdivisional Partitioning (Increments)				
Increment Two				
SEQ.	LOT NO.	BLOCK	AREA	USE
38	Lot 10	Block 6	578 sm	Residential
39	Lot 11	Block 6	589 sm	Residential
40	Lot 12	Block 6	555 sm	Residential
41	Lot 13	Block 6	169 sm	Recreation Green Area Fitness Station
42	Lot Block 6R/W	Block 6	1,613 sm	Right of Way
43	Lot Block 7R/W	Block 7	4,199 sm	Right of Way
44	Lot 1	Block 8	590 sm	Residential
45	Lot 2	Block 8	583 sm	Residential
46	Lot 3	Block 8	522 sm	Residential
47	Lot 4	Block 8	568 sm	Residential
48	Lot Block 8R/W	Block 8	1,177 sm	Right of Way
49	Lot Block 2R/W (portion)	Block 2	3,588 sm	Right of Way

3. **Increment Three Development Profile.** Increment Three consist of thirty four (34) residential lots, a twenty five thousand four hundred ten (±25,410) square meter commercial lot and a recreation green area fitness station. No subdivision improvement is planned for the commercial area. There is no access from within the Wellborn Estates residential subdivision area. This area has a frontage along Marine Corp Drive spanning of one thousand thirty one (1,031) feet. The clearing and final grading of Increment Three as with Increment Two, will be completed concurrently with Increment One. A performance bond will be applied to Increment Three upon the acceptance and inspection of Increment One. A listing of Increment Three is within Figures 14 and 15.



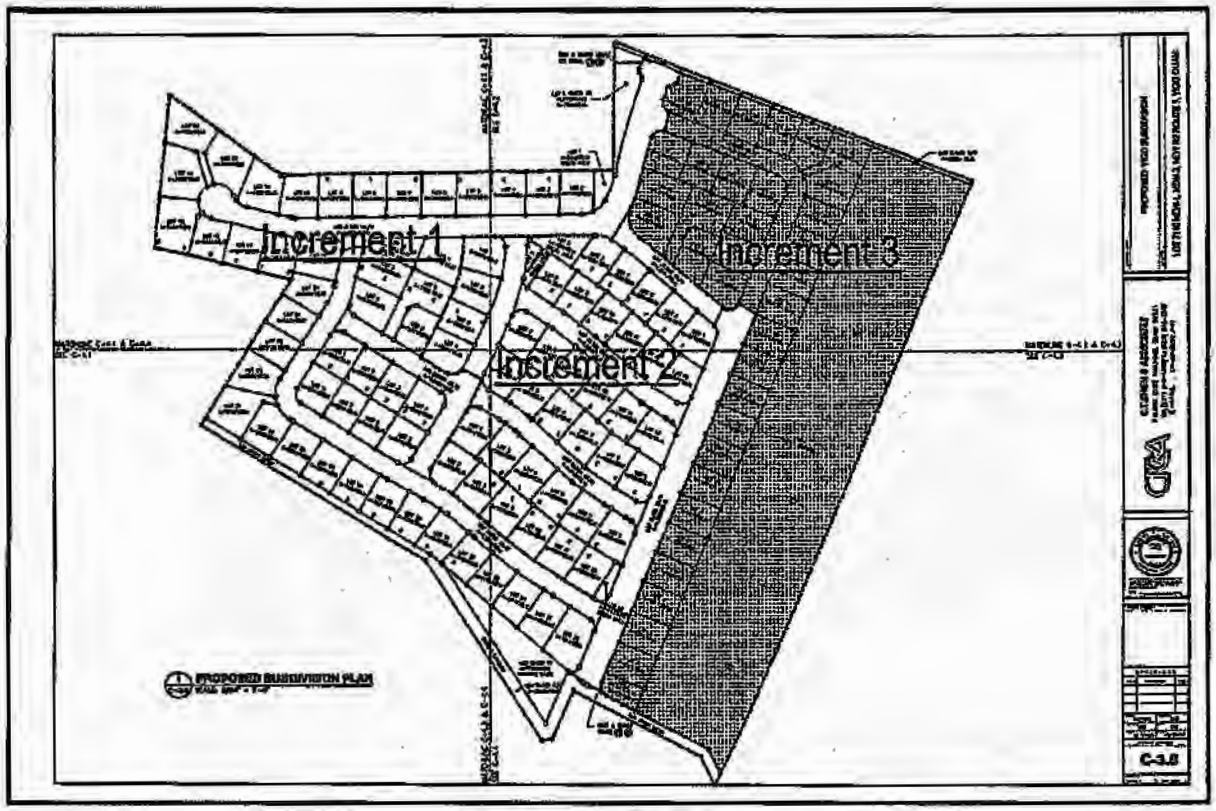


Figure 14. *Increment Three embraces residential and commercial development.*

Figure 15. *Listing of Increment Three improvements and subdivisional supporting infrastructure.*

Subdivisional Partitioning (Increments)				
Increment Three				
SEQ.	LOT NO.	BLOCK	AREA	USE
1	Lot 1	Block 1	25,410 sm	Commercial
2	Lot 1	Block 2	351 sm	Recreation Green Area Fitness Station
3	Lot 2	Block 2	551 sm	Residential
4	Lot 3	Block 2	551 sm	Residential
5	Lot 4	Block 2	527 sm	Residential
6	Lot 5	Block 2	527 sm	Residential
7	Lot 6	Block 2	527 sm	Residential

Subdivisional Partitioning (Increments)				
Increment Three				
SEQ.	LOT NO.	BLOCK	AREA	USE
8	Lot 7	Block 2	527 sm	Residential
9	Lot 8	Block 2	527 sm	Residential
10	Lot 9	Block 2	527 sm	Residential
11	Lot 10	Block 2	527 sm	Residential
12	Lot 11	Block 2	527 sm	Residential
13	Lot 12	Block 2	527 sm	Residential
14	Lot 13	Block 2	527 sm	Residential
15	Lot 14	Block 2	527 sm	Residential
16	Lot 15	Block 2	527 sm	Residential
17	Lot 16	Block 2	527 sm	Residential
18	Lot 17	Block 2	528 sm	Residential
19	Lot 18	Block 2	634 sm	Residential
20	Lot 19	Block 2	600 sm	Residential
21	Lot 20	Block 2	545 sm	Residential
22	Lot 21	Block 2	529 sm	Residential
23	Lot 22	Block 2	529 sm	Residential
24	Lot 23	Block 2	529 sm	Residential
25	Lot 24	Block 2	555 sm	Residential
26	Lot 1	Block 3	621 sm	Residential
27	Lot 2	Block 3	553 sm	Residential
28	Lot 3	Block 3	553 sm	Residential
29	Lot 4	Block 3	540 sm	Residential
30	Lot 5	Block 3	527 sm	Residential
31	Lot 6	Block 3	527 sm	Residential
32	Lot 7	Block 3	562 sm	Residential
33	Lot 8	Block 3	610 sm	Residential
34	Lot 9	Block 3	858 sm	Residential
35	Lot 10	Block 3	634 sm	Residential
36	Lot 11	Block 3	683 sm	Residential
37	Lot Block 3R/W	Block 3	2,137 sm	Right of Way

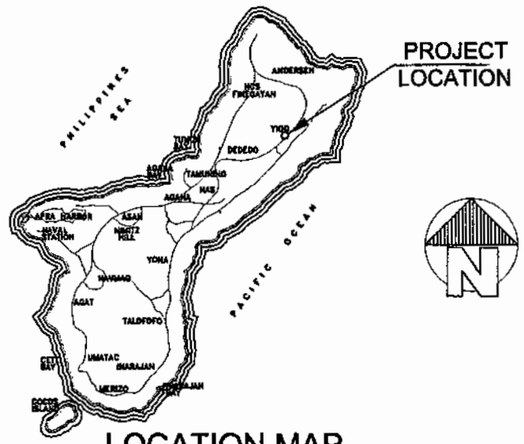


HARRY D. GUTIERREZ, Consultant • 119 Gutierrez Way • Agana Heights, Guam 96932
Telephone (671) 482-5315 • Facsimile (671) 632-2763 • harry.gutierrez@yahoo.com

SUBDIVISION SURVEY MAP
OF
TRACT
(FORMERLY LOT 7110-NEW-NEW-R2-NEW)
MUNICIPALITY OF YIGO

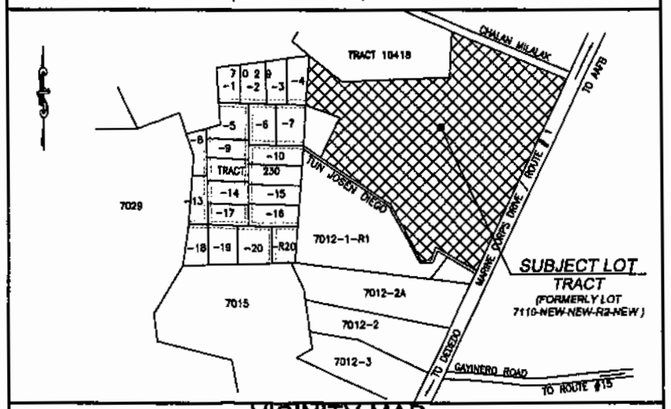
LAND SQUARE NO. 10

SECTION NO.4



LOCATION MAP

(NOT DRAWN TO SCALE)



VICINITY MAP

(NOT DRAWN TO SCALE)

LEGEND:

- GGN STATION
- 4X4 CONC MON. FOUND SET BY UNKNOWN.
- #4REBAR SET WITH PLASTIC CAP MARKED P.L.S. # 60.
- #4REBAR FOUND WITH PLASTIC CAP MARKED P.L.S. # 60.
- #4REBAR FOUND WITH PLASTIC CAP MARKED SET BY UNKNOWN.
- CONCRETE POWER POLE
- TELEPHONE PEDESTAL

ABSTRACT OF OWNERSHIP

LOT NO.: 7110-NEW-NEW-1
CERTIFICATE OF TITLE NO.: 33025
REGISTERED ON: JULY 12 , 1972
ESTATE NO.: 70328
IN THE NAME OF: DAI ICHI HOTEL OVERSEAS DEVELOPMENT CO. LT.D.

LOT NO.: 7110-NEW-NEW-R2
CERTIFICATE OF TITLE NO.: 100282
REGISTERED ON: DECEMBER 7, 1994
ESTATE NO.: 70328
IN THE NAME OF: SCAN ORIENT , INC. A GUAM CORPORATION,

LOT NO.: 7110-NEW-NEW-2
CERTIFICATE OF TITLE NO.: 100282
REGISTERED ON: DECEMBER 7, 1994
ESTATE NO.: DECEMBER 7, 1994
IN THE NAME OF: SCAN ORIENT , INC. A GUAM CORPORATION,

PREPARED FOR, SATISFACTORY TO AND APPROVED BY:

_____ _____
LOT 7110-NEW-NEW-1, Doc. No. DATE
LOT 7110-NEW-NEW-2, Doc. No.
LOT 7110-NEW-NEW-R2, Doc. No.

ITS AUTHORIZED REPRESENTATIVE

GUAM LAND USE COMMISSION APPROVAL:

THE GLUC, AT IT'S MEETIND ON , 2017 APPROVED THE FINAL SUBDIVISION WITHOUT CONDITIONS.

_____ _____
JOHN Z. ARROYO DATE
CHAIRMAN, GLUC

OFFER OF DEDICATION:

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THE SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS LAND AND OFFER OF DEDICATION, "FOR THE PUBLIC USE, IN CONFORMANCE WITH PUBLIC LAW 19-05, THAT PARCEL OF LAND DESCRIBED AS LOT DDD, BLOCK D, TRACT DDD WITH AN AREA OF DDD± SQ. METERS.

_____ _____
LOT 7110-NEW-NEW-1, Doc. DATE
LOT 7110-NEW-NEW-2 , Doc. No.
LOT 7110-NEW-NEW-R2, Doc. No.
ITS AUTHORIZED REPRESENTATIVE

NOTARIZATION:

ON THIS ____ DAY OF _____, 2017, BEFORE ME _____
A NOTARY IN AND FOR THE TERRITORY OF GUAM, PERSONALLY APPEARED _____ KNOWN ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

_____ _____
NOTARY PUBLIC, FOR IN AND THE TERRITORY OF GUAM DATE

MY COMMISSION EXPIRES _____

ACCEPTANCE OF DEDICATION:

I, EDDIE B. CALVO, BY VIRTUE OF THE AUTHORITY VESTED UPON ME AS GOVERNOR OF GUAM, HEREBY ACCEPT ON BEHALF OF THE PEOPLE OF GUAM, IN CONFORMANCE WITH PUBLIC LAW 19-05, HEREBY ACCEPT FOR PUBLIC USE THAT PARCEL OF LAND DESCRIBED AS LOT DD, BLOCK DD, TRACT 26107 WITH AN AREA OF DDD± SQ. METERS.

_____ _____
EDDIE B. CALVO DATE
GOVERNOR OF GUAM

ATTESTED BY:

_____ _____
RAY TENORIO DATE
LIEUTENANT GOVERNOR OF GUAM

CERTIFICATE OF RECORDATION:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION MAP HAS BEEN RECORDED UNDER THE DEPARTMENT OF LAND MANAGEMENT INSTRUMENT NO._____ _____, IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 21, GUAM CODE ANNOTATED AND § 62402.

_____ _____
DEPUTY RECORDER DATE

NOTES:

1. SURVEY WAS BASED ON FOUND CORNERS AS SHOWN.
2. ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
3. BEARINGS AND DISTANCES WITHIN PARENTHESES ARE RECORD DATA , ALL OTHERS ARE 1993 VALUE.
4. LOT PORTION OF LOT 7110-NEW-NEW-R2 & LOT7110-NEW-NEW-1 IS ZONED "R-1" MULTI-FAMILY RESIDENTIAL AND ALSO IS ZONED "C" COMMERCIAL AS OF APPROVAL OF THIS MAP.
5. SUBJECT LOTS ARE INSIDE THE NORTHERN AQUIFER.

REFERENCES:

1. DWG No. SDC040-0777, PARCELLING OF LOT 7110-NEW-NEW-R1, PREPARED BY RLS No. 23, L.M. No. 038-FY78, Doc. No. 283351.
2. DWG No. TM-72-48, CONSOLIDATIO OF LOT 7110NEW-NEW-, PREPARED BY RLS No.16, L.M. 907-FY72, Doc. No. 113925.
3. DWG No. DSI-S-90-05, SUBDIVISION OF TRACT 10418 , PREPARED BY RLS No. 65, L.M. No. 355-FY90 , Doc. No. 485148.

CERTIFICATE OF CHIEF PLANNER:

APPROVAL PURSUANT TO TITLE 21, GUAM CODE ANNOTATED, CHAPTER 62, SUBDIVISION LAW.

_____ _____
MARVIN Q. AGUILAR DATE
GUAM CHIEF PLANNER

CERTIFICATE OF CHIEF SURVEYOR.

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH TITLE 21, GUAM CODE ANNOTATED, CHAPTER 60 ARTICLE 5, UNIFORM TRIANGULATION SYSTEM AND REGULATIONS THEREUNDER ON THIS ____ DAY OF _____, 201__.

_____
PAUL L. SANTOS, PLS 68
GUAM CHIEF SURVEYOR/CHIEF OF CADASTRE

CHECKED BY :

_____ _____ _____ _____
FRANK P. TAITANO DATE JIMMY I. CAMACHO DATE
PLANNER, D.L.M. ENG'G TECHNICIAN.II, D.L.M.

_____ _____
EDGARDO R. TAGUIAM DATE
CARTOGRAPHIC SUPV., D.L.M.

CERTIFICATION OF SURVEYOR:

I, EFREN B.SANTOS , HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THAT IT IS BASED ON FIELD SURVEY MADE ON _____ 2017 IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. THAT I AM RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION SHOWN HEREON. I ALSO CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP.

EFREN B. SANTOS PLS #60 04/23/18 DATE

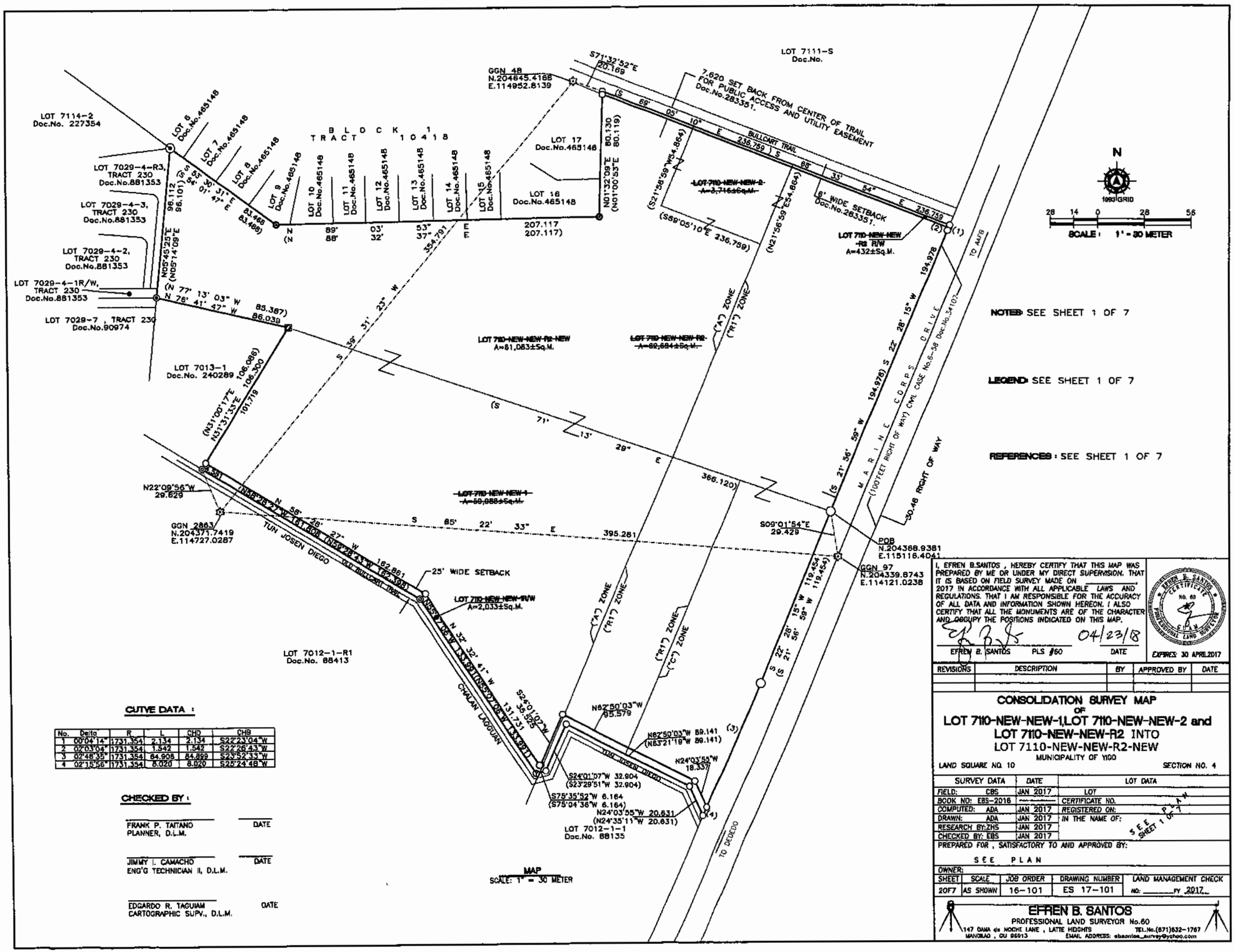
EFREN B. SANTOS CERTIFICATE NO. 60 PROFESSIONAL LAND SURVEYOR GUAM

EXPIRES: 30 APRIL2017

REVISIONS	DESCRIPTION	BY	APPROVED BY	
				DATE

SURVEY DATA		
BOOK NO.	DATE	LOT NO.:
COMPUTED BY: ADA	JANUARY 2017	CERTIFICATE OF TITLE NO.:
DRAWN BY: ADA	JANUARY 2017	REGISTERED ON:
RESEARCHED BY:EBS	JANUARY 2017	ESTATE NO.:
FIELD BY: CBS	JANUARY 2017	IN THE NAME OF:
CHECKED BY: EBS	JANUARY 2017	SEE PLAN
SCALE: AS SHOWN	JO NO.:16-101	
SHEET 1 OF 7	DRAWING NO: ES 17-101	L.M. CHECK NO.: -FY 2017

EFREN B. SANTOS
PROFESSIONAL LAND SURVEYOR No.60
147 DAMA de NOCHE LANE , LATTE HIGHTS TEL.No.(671)632-1787
MANGILAO , GU 96913 EMAIL ADDRESS: epsantos_survey@yahoo.com



CUTVE DATA :

No.	Delta	R	L	CHD	CHB
1	00°04'14"	1731.354	2.134	2.134	S22°23'04"W
2	00°03'04"	1731.354	1.542	1.542	S22°26'43"W
3	02°48'35"	1731.354	84.908	84.899	S23°52'33"W
4	02°15'56"	1731.354	8.020	8.020	S25°24'48"W

CHECKED BY :

FRANK P. TAITANO — DATE
PLANNER, D.L.M.

JIMMY I. CAMACHO — DATE
ENG'G TECHNICIAN II, D.L.M.

EDGARDO R. TAGUIAM — DATE
CARTOGRAPHIC SUPV., D.L.M.

NOTES: SEE SHEET 1 OF 7

LEGEND: SEE SHEET 1 OF 7

REFERENCES : SEE SHEET 1 OF 7

I, EFREN B.SANTOS , HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THAT IT IS BASED ON FIELD SURVEY MADE ON 2017 IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. THAT I AM RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION SHOWN HEREON. I ALSO CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP.

EFREN B. SANTOS — PLS #60 — 04/23/18 DATE

EFREN B. SANTOS CERTIFICATE No. 60 PROFESSIONAL LAND SURVEYOR

EXPIRES: 30 APRIL 2017

REVISIONS	DESCRIPTION	BY	APPROVED BY	DATE

CONSOLIDATION SURVEY MAP OF LOT 7110-NEW-NEW-1,LOT 7110-NEW-NEW-2 and LOT 7110-NEW-NEW-R2 INTO LOT 7110-NEW-NEW-R2-NEW

MUNICIPALITY OF YIGO

LAND SQUARE NO. 10 — SECTION NO. 4

SURVEY DATA		DATE	LOT DATA
FIELD:	CBS	JAN 2017	LOT
BOOK NO:	EBS-2016	----	CERTIFICATE NO.
COMPUTED:	ADA	JAN 2017	REGISTERED ON:
DRAWN:	ADA	JAN 2017	IN THE NAME OF:
RESEARCH BY:	ZHS	JAN 2017	
CHECKED BY:	EBS	JAN 2017	

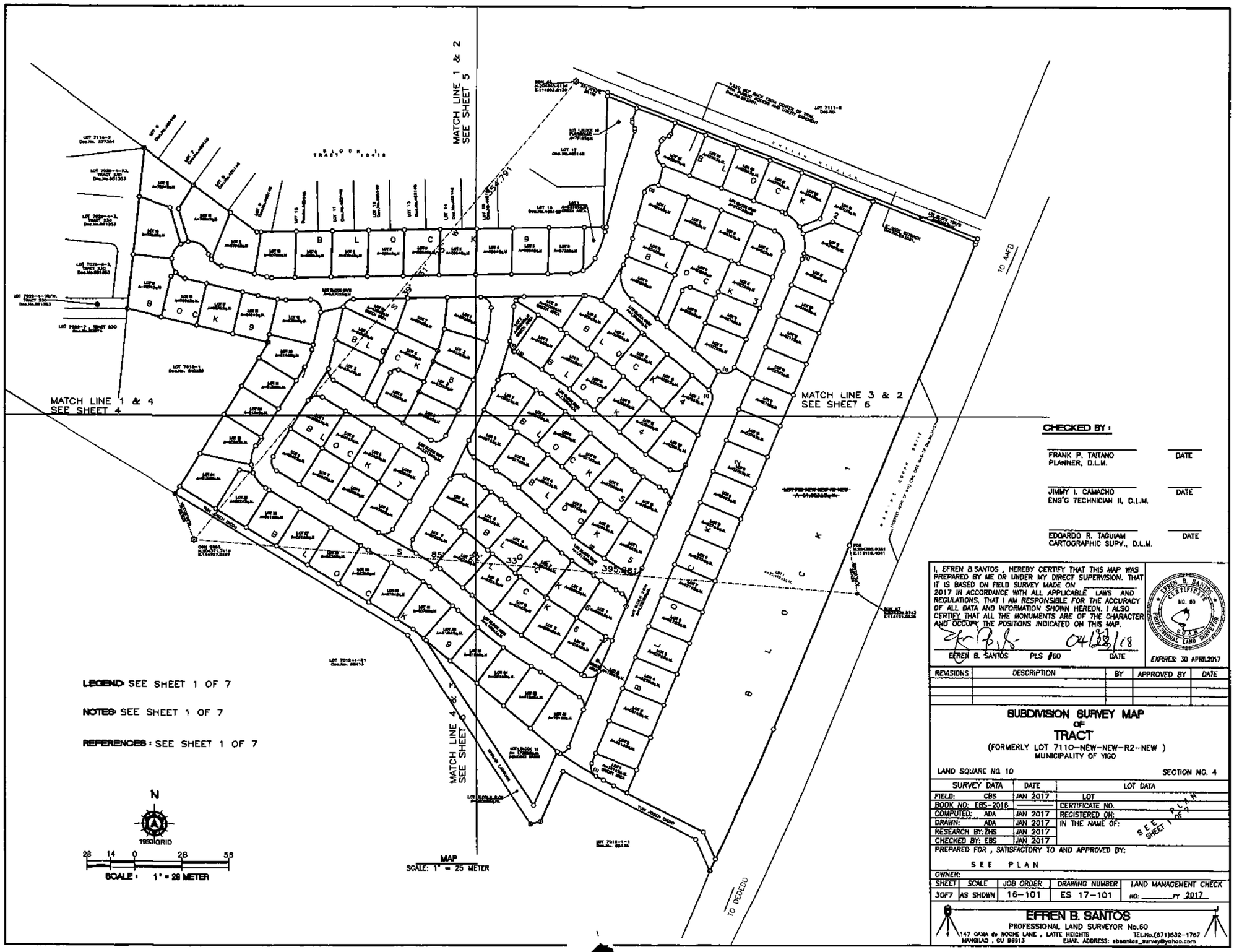
PREPARED FOR , SATISFACTORY TO AND APPROVED BY:

SEE PLAN

OWNER:

SHEET	SCALE	JOB ORDER	DRAWING NUMBER	LAND MANAGEMENT CHECK
2OF7	AS SHOWN	16-101	ES 17-101	NO: _____ FY 2017

EFREN B. SANTOS
PROFESSIONAL LAND SURVEYOR No.60
147 DAMA de NOCHE LANE , LATTE HEIGHTS TEL.No.(671)632-1767
MANGILAO , GU 96913 EMAIL ADDRESS: ebsantos_survey@yahoo.com



LEGEND: SEE SHEET 1 OF 7

NOTES: SEE SHEET 1 OF 7

REFERENCES : SEE SHEET 1 OF 7

CHECKED BY :

FRANK P. TAITANO
PLANNER, D.L.M. — DATE

JIMMY I. CAMACHO
ENG'G TECHNICIAN II, D.L.M. — DATE

EDGARDO R. TAGUIAM
CARTOGRAPHIC SUPV., D.L.M. — DATE

I, EFREN B.SANTOS , HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THAT IT IS BASED ON FIELD SURVEY MADE ON 2017 IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. THAT I AM RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION SHOWN HEREON. I ALSO CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP.

EFREN B. SANTOS PLS #60 — 04/28/18 DATE

EFREN B. SANTOS CERTIFICATE NO. 60 — PROFESSIONAL LAND SURVEYOR — GUAM

EXPIRES: 30 APRIL 2017

REVISIONS	DESCRIPTION	BY	APPROVED BY	DATE

SUBDIVISION SURVEY MAP
OF
TRACT
(FORMERLY LOT 7110-NEW-NEW-R2-NEW)
MUNICIPALITY OF YIGO

LAND SQUARE NO. 10 — SECTION NO. 4

SURVEY DATA		DATE	LOT DATA	
FIELD:	CBS	JAN 2017	LOT	
BOOK NO:	EBS-2016		CERTIFICATE NO.	
COMPUTED:	ADA	JAN 2017	REGISTERED ON:	
DRAWN:	ADA	JAN 2017	IN THE NAME OF:	SEE PLAN SHEET 1 OF 7
RESEARCH BY:	ZHS	JAN 2017		
CHECKED BY:	EBS	JAN 2017		

PREPARED FOR , SATISFACTORY TO AND APPROVED BY:

SEE PLAN

OWNER:

SHEET	SCALE	JOB ORDER	DRAWING NUMBER	LAND MANAGEMENT CHECK
3OF7	AS SHOWN	16-101	ES 17-101	NO: _____ FY 2017

EFREN B. SANTOS
PROFESSIONAL LAND SURVEYOR No.60
147 CAMA de NOCHE LANE , LATTE HEIGHTS TEL.No.(671)632-1767
MANGILAO , GU 96913 EMAIL ADDRESS: ebsantos_survey@yahoo.com

Do[redacted]GL-18-2453.



NOTES: SEE SHEET 1 OF 7

LEGEND: SEE SHEET 1 OF 7

REFERENCES : SEE SHEET 1 OF 7

CHECKED BY :

FRANK P. TAITANO, PLANNER, D.L.M. — DATE

JIMMY I. CAMACHO, ENG'G TECHNICIAN II, D.L.M. — DATE

EDGARDO R. TAGUIAM, CARTOGRAPHIC SUPV., D.L.M. — DATE

ENLARGED MAP
SCALE: 1" = 15 METER

CURVE DATA :

BLOCK B

No.	Delta	R	L	CHD	CHB
1	93°13'45"	6.096	9.918	8.861	S44°18'15"E
2	10°34'59"	109.94	20.31	20.278	S07°35'07"W
3	12°42'59"	109.94	24.40	24.350	S19°14'06"W
4	02°01'14"	570.472	20.119	20.118	S24°45'19"W
5	01°41'37"	570.472	16.863	16.862	S26°36'45"W
6	96°21'11"	6.096	10.252	9.086	S73°27'11"W
7	71°40'27"	6.096	7.628	7.138	S22°32'01"E
8	75°45'39"	6.096	8.061	7.486	N51°11'03"E
9	90°00'00"	3.658	5.745	5.173	N70°16'35"E

BLOCK 9

No.	Delta	R	L	CHD	CHB
4	02°08'53"	79.241	2.971	2.971	S78°39'04"E
5	38°14'09"	10.973	7.323	7.188	S57°34'43"E
6	19°22'41"	10.973	3.711	3.693	N28°46'18"W
7	78°33'26"	11.277	15.462	14.278	N58°21'14"W
8	23°25'35"	11.277	4.611	4.579	S70°38'49"W
9	54°02'50"	11.277	10.838	10.248	S31°54'36"W
10	43°58'10"	11.277	8.655	8.444	N17°05'54"W
11	33°24'07"	11.277	6.576	6.482	S59°47'03"E
12	07°27'09"	91.433	11.893	11.885	S79°36'10"E
13	104°14'20"	6.096	11.091	9.623	S38°48'57"E
14	03°02'01"	91.433	4.841	4.841	S84°50'46"E
15	23°48'16"	27.055	11.241	11.160	S21°58'04"W

CERTIFICATION:

I, EFREN B.SANTOS , HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THAT IT IS BASED ON FIELD SURVEY MADE ON _____ 2018 IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. THAT I AM RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION SHOWN HEREON. I ALSO CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP.

EFREN B. SANTOS PLS #60 — DATE 04/23/18

EFREN B. SANTOS CERTIFICATE NO. 60 PROFESSIONAL LAND SURVEYOR GUAM

EXPIRES: 30 APRIL2017

REVISIONS	DESCRIPTION	BY	APPROVED BY	DATE

SUBDIVISION SURVEY MAP OF TRACT

(FORMERLY LOT 7110-NEW-NEW-R2-NEW)
MUNICIPALITY OF YIGO

LAND SQUARE NO. 10 — SECTION NO. 4

SURVEY DATA	DATE	LOT DATA
FIELD: CBS	JAN 2017	LOT
BOOK NO: EBS-2017	----------	CERTIFICATE NO.
COMPUTED: EBS	JAN 2017	REGISTERED ON:
DRAWN: ZHS	JAN 2017	IN THE NAME OF: SEE SHEET 1 OF 7 PLAN
RESEARCH BY:ZHS	JAN 2017	
CHECKED BY: EBS	JAN 2017	

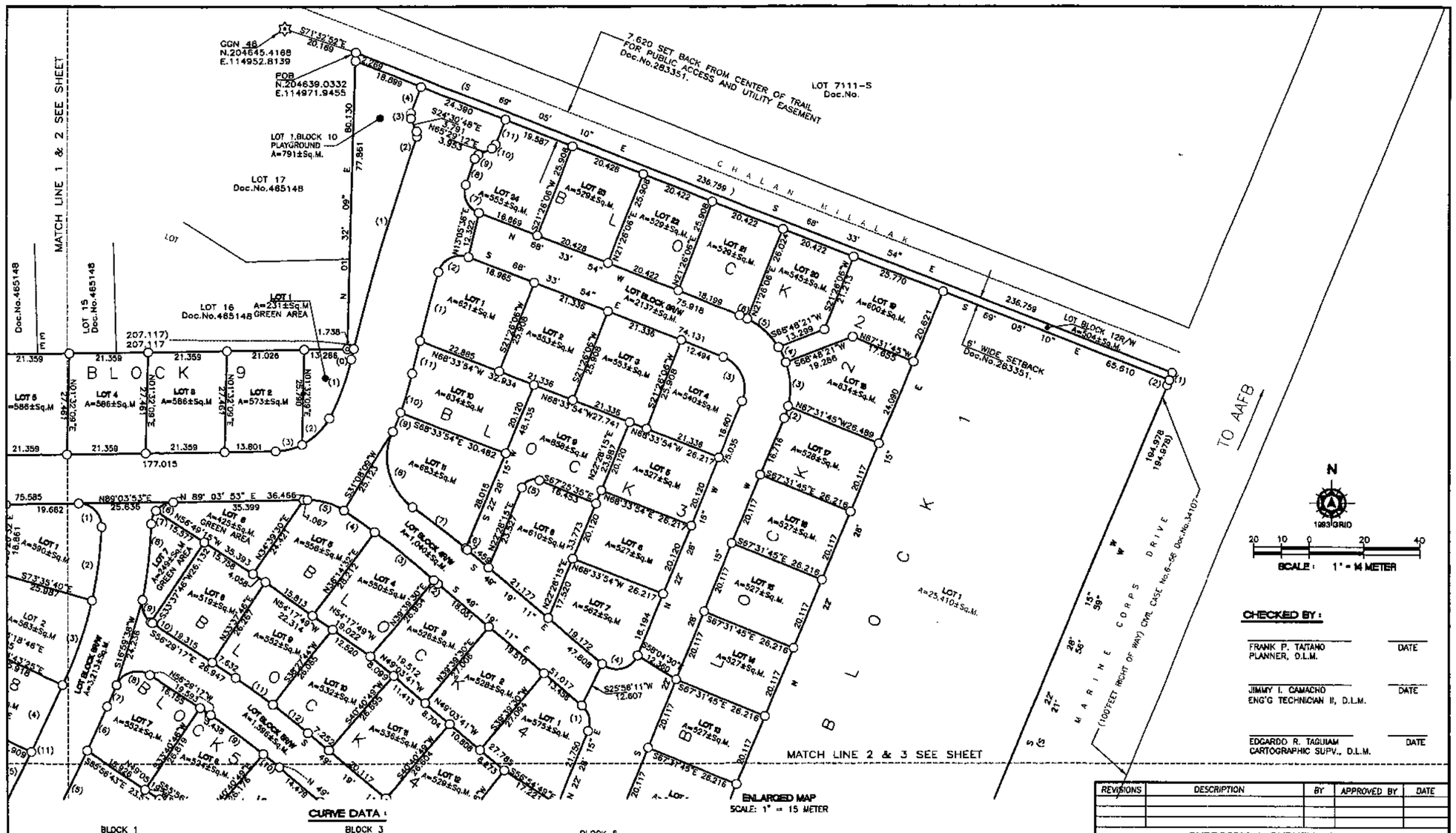
PREPARED FOR , SATISFACTORY TO AND APPROVED BY:

SEE PLAN

OWNER:

SHEET	SCALE	JOB ORDER	DRAWING NUMBER	LAND MANAGEMENT CHECK
4OF7	AS SHOWN	16-101	ES 17-101	NO: _____ FY 2017

EFREN B. SANTOS
PROFESSIONAL LAND SURVEYOR No.60
147 DAMA de NOCHE LANE , LATTE HEIGHTS TEL.No.(671)832-1787
MANGILAO , GU 96913 EMAIL ADDRESS: ebsantos_survey@yahoo.com



CHECKED BY :

FRANK P. TAITANO — PLANNER, D.L.M. — DATE

JIMMY I. CAMACHO — ENG'G TECHNICIAN II, D.L.M. — DATE

EDGARDO R. TAGUIAM — CARTOGRAPHIC SUPV., D.L.M. — DATE

CURVE DATA :

BLOCK 1

No	Delta	R	L	CHD	CHB
1	00°04'14"	1731.354	2.134	2.134	S22°23'04"W
2	02°03'04"	1731.354	1.542	1.542	S22°26'43"W

BLOCK 2

No	Delta	R	L	CHD	CHB
2	09°10'20"	21.336	3.418	3.412	S17°53'05"W
3	32°27'44"	21.336	12.086	11.927	N02°55'57"W
4	12°20'08"	21.336	4.593	4.585	N25°19'52"W
5	31°05'10"	21.336	11.576	11.435	N47°02'31"W
6	05°58'49"	21.336	2.227	2.226	N65°34'30"W
7	87°02'05"	6.096	9.260	8.395	N25°02'51"W
8	00°43'49"	582.251	7.421	7.421	N18°50'07"E
9	46°17'11"	1.828	1.477	1.438	N42°20'37"E
10	45°45'19"	1.829	1.460	1.422	N42°36'32"E
11	00°42'50"	578.289	7.204	7.204	N20°53'07"E

BLOCK 3

No	Delta	R	L	CHD	CHB
1	01°54'57"	578.899	19.357	19.356	N15°03'43"E
2	95°24'54"	6.096	10.152	11.927	N63°43'39"E
3	91°02'09"	9.144	14.529	13.048	S23°02'50"E
4	108°12'34"	6.096	11.513	9.877	S76°34'32"W
5	90°06'10"	3.658	5.752	5.177	N67°31'20"E
6	00°08'57"	215.798	0.562	0.562	N49°23'40"W
7	04°50'54"	215.798	18.281	18.255	N51°53'35"W
8	78°55'39"	16.764	23.093	21.310	N14°51'12"W
9	03°48'11"	84.346	5.599	5.598	N22°42'32"E
10	07°32'19"	84.346	11.098	11.090	N17°02'17"E
11	00°54'18"	578.899	9.144	9.144	N13°39'06"E

BLOCK 4

No	Delta	R	L	CHD	CHB
1	71°47'26"	6.096	7.638	7.148	N13°25'28"W
2	00°21'45"	230.781	1.460	1.460	S47°53'09"E
3	05°07'49"	230.781	20.665	20.658	S50°37'56"E
4	02°30'55"	230.781	10.132	10.131	S54°27'18"E
5	36°13'12"	16.764	10.306	10.144	S73°19'27"E
6	51°17'47"	6.096	5.456	5.277	N83°24'59"E
7	36°06'49"	6.096	3.842	3.779	S19°42'41"W
8	09°42'20"	123.350	20.895	20.870	S06°30'27"W
9	63°08'15"	6.096	6.718	6.383	S20°12'31"E
10	04°42'39"	6.096	0.501	0.501	S54°07'58"E
11	02°47'00"	256.984	12.484	12.483	N53°56'45"W
12	02°44'48"	256.984	12.319	12.318	S51°10'51"E

BLOCK 5

No	Delta	R	L	CHD	CHB
6	01°18'11"	583.884	13.280	13.280	S24°25'02"W
7	02°57'27"	123.350	6.367	6.366	S24°06'52"W
8	100°52'34"	6.096	10.733	9.399	S73°04'26"W
9	04°10'55"	244.792	17.857	17.853	S53°13'06"E

BLOCK 9

No	Delta	R	L	CHD	CHB
0	00°16'54"	595.883	2.928	2.928	N13°20'27"E
1	14°30'45"	67.582	17.118	17.072	N20°31'30"E
2	35°29'55"	16.764	10.386	10.221	N45°31'50"W
3	25°47'06"	16.764	7.544	7.481	N76°10'20"E

BLOCK 10

No	Delta	R	L	CHD	CHB
1	05°45'55"	595.883	59.939	59.913	S16°21'56"W
2	43°45'41"	1.829	1.397	1.363	S02°37'57"E
3	45°45'19"	1.830	1.460	1.422	S01°38'08"E
4	00°45'40"	578.289	7.663	7.663	S20°51'41"W

NOTES: SEE SHEET 1 OF 7

LEGEND: SEE SHEET 1 OF 7

REFERENCES : SEE SHEET 1 OF 7

CERTIFICATION:

I, EFREN B.SANTOS , HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THAT IT IS BASED ON FIELD SURVEY MADE ON _____ 2016 IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. THAT I AM RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION SHOWN HEREON. I ALSO CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP.

EFREN B. SANTOS — PLS #60 — 04/23/18 DATE

EFREN B. SANTOS CERTIFICATE NO. 60 PROFESSIONAL LAND SURVEYOR

EXPIRES: 30 APRIL 2017

REVISIONS	DESCRIPTION	BY	APPROVED BY	DATE

SUBDIVISION SURVEY MAP
OF
TRACT
(FORMERLY LOT 7110-NEW-NEW-R2-NEW)
MUNICIPALITY OF YIGO

LAND SQUARE NO. 10 — SECTION NO. 4

SURVEY DATA	DATE	LOT DATA
FIELD: CBS	JAN 2017	LOT
BOOK NO: EBS-2016	————	CERTIFICATE NO.
COMPUTED: EBS	JAN 2017	REGISTERED ON:
DRAWN: ADA	JAN 2017	IN THE NAME OF:
RESEARCH BY: ZHS	JAN 2017	
CHECKED BY: EBS	JAN 2017	

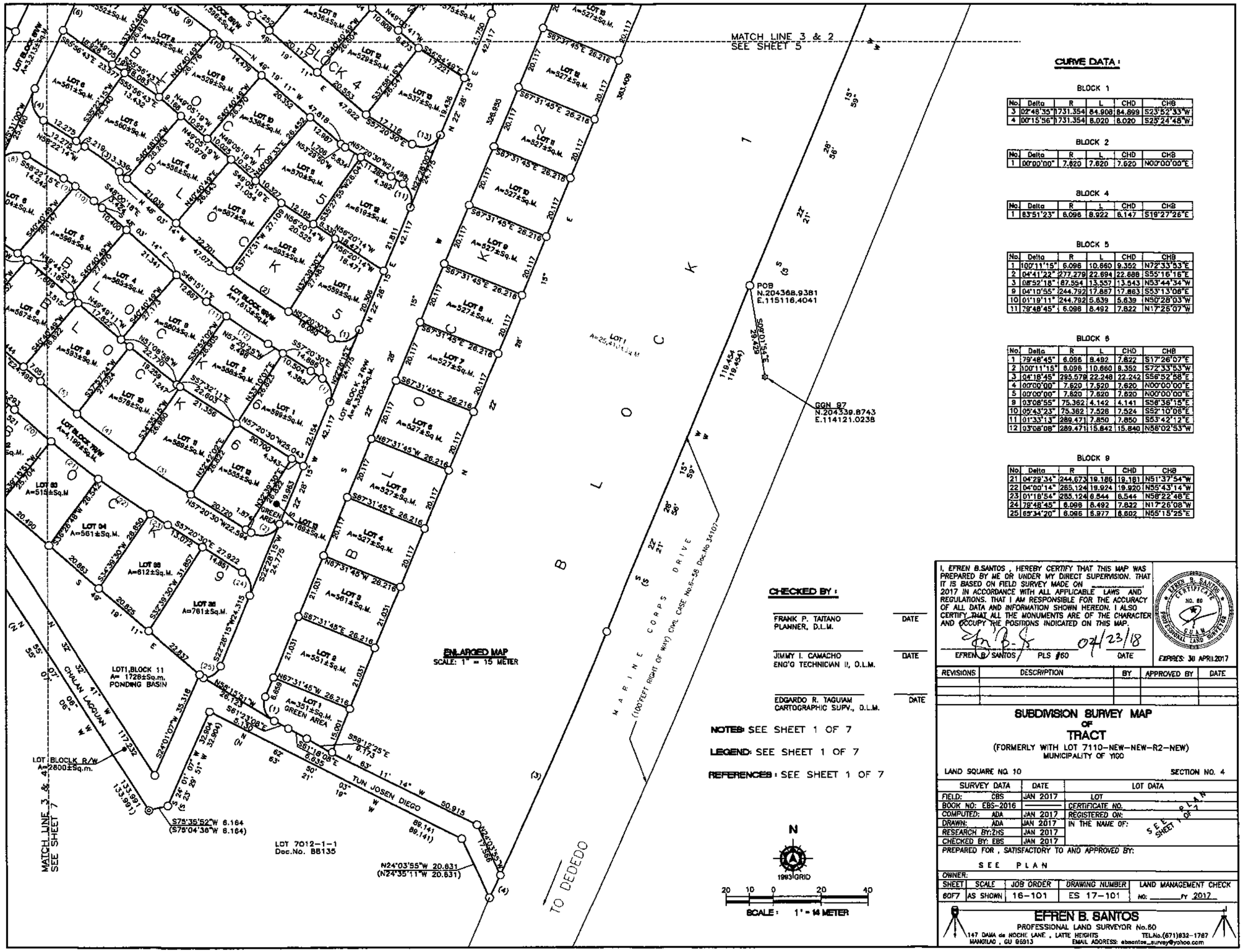
PREPARED FOR , SATISFACTORY TO AND APPROVED BY:

SEE PLAN

OWNER:

SHEET	SCALE	JOB ORDER	DRAWING NUMBER	LAND MANAGEMENT CHECK
5OF7	AS SHOWN	16-101	ES 17-101	NO: _____ FY 2017

EFREN B. SANTOS
PROFESSIONAL LAND SURVEYOR No.60
147 DAMA de NOCHE LANE , LATTE HEIGHTS — TEL.No.(671)632-1757
MANGILAO , GU 96913 — EMAIL ADDRESS: ebsantos_survey@yahoo.com



CURVE DATA :

BLOCK 1

No.	Delta	R	L	CHD	CHB
3	02°48'35"	1731.354	84.908	84.899	S23°52'33"W
4	00°15'56"	1731.354	8.020	8.020	S25°24'48"W

BLOCK 2

No.	Delta	R	L	CHD	CHB
1	00°00'00"	7.620	7.620	7.620	N00°00'00"E

BLOCK 4

No.	Delta	R	L	CHD	CHB
1	83°51'23"	6.096	8.922	8.147	S19°27'26"E

BLOCK 5

No.	Delta	R	L	CHD	CHB
1	100°11'15"	6.096	10.660	9.352	N72°33'53"E
2	04°41'22"	277.279	22.694	22.686	S35°16'16"E
3	08°52'18"	87.554	13.557	13.543	N53°44'34"W
9	04°10'55"	244.792	17.887	17.863	S53°13'06"E
10	01°19'11"	244.792	5.639	5.639	N50°28'03"W
11	79°48'45"	6.096	8.492	7.822	N17°26'07"W

BLOCK 6

No.	Delta	R	L	CHD	CHB
1	79°48'45"	6.096	8.492	7.827	S17°26'07"E
2	100°11'15"	8.096	10.660	9.352	S72°33'53"W
3	04°18'45"	293.579	22.248	22.242	S56°52'58"E
4	00°00'00"	7.620	7.620	7.620	N00°00'00"E
5	00°00'00"	7.620	7.620	7.620	N00°00'00"E
9	03°08'55"	75.362	4.142	4.141	S58°36'15"E
10	05°43'23"	75.362	7.526	7.524	S62°10'08"E
11	01°33'13"	289.471	7.850	7.850	S53°42'12"E
12	03°08'08"	289.471	15.842	15.840	N56°02'53"W

BLOCK 9

No.	Delta	R	L	CHD	CHB
21	04°29'34"	244.673	19.186	19.181	N51°37'54"W
22	04°00'14"	285.124	19.924	19.920	N55°43'14"W
23	01°18'54"	285.124	6.544	6.544	N58°22'48"E
24	78°48'45"	6.096	8.492	7.822	N17°26'08"W
25	65°34'20"	6.096	8.977	6.802	N55°15'25"E

CHECKED BY :

FRANK P. TAITANO
PLANNER, D.L.M. — DATE

JIMMY I. CAMACHO
ENG'G TECHNICIAN II, D.L.M. — DATE

EDGARDO R. TAGUIAM
CARTOGRAPHIC SUPV., D.L.M. — DATE

NOTES: SEE SHEET 1 OF 7

LEGEND: SEE SHEET 1 OF 7

REFERENCES : SEE SHEET 1 OF 7

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EFREN B. SANTOS / PLS #60 — 07/23/18 DATE

EFREN B. SANTOS CERTIFICATE NO. 60 PROFESSIONAL LAND SURVEYOR

EXPIRES: 30 APRIL 2017

REVISIONS	DESCRIPTION	BY	APPROVED BY	DATE

SUBDIVISION SURVEY MAP
OF
TRACT

(FORMERLY WITH LOT 7110-NEW-NEW-R2-NEW)
MUNICIPALITY OF YIGO

LAND SQUARE NO. 10 — SECTION NO. 4

SURVEY DATA		DATE	LOT DATA
FIELD:	CBS	JAN 2017	LOT
BOOK NO:	EBS-2016	———	CERTIFICATE NO.
COMPUTED:	ADA	JAN 2017	REGISTERED ON:
DRAWN:	ADA	JAN 2017	IN THE NAME OF:
RESEARCH BY:	ZHS	JAN 2017	SEE SHEET 1 OF 7 PLAN
CHECKED BY:	EBS	JAN 2017	

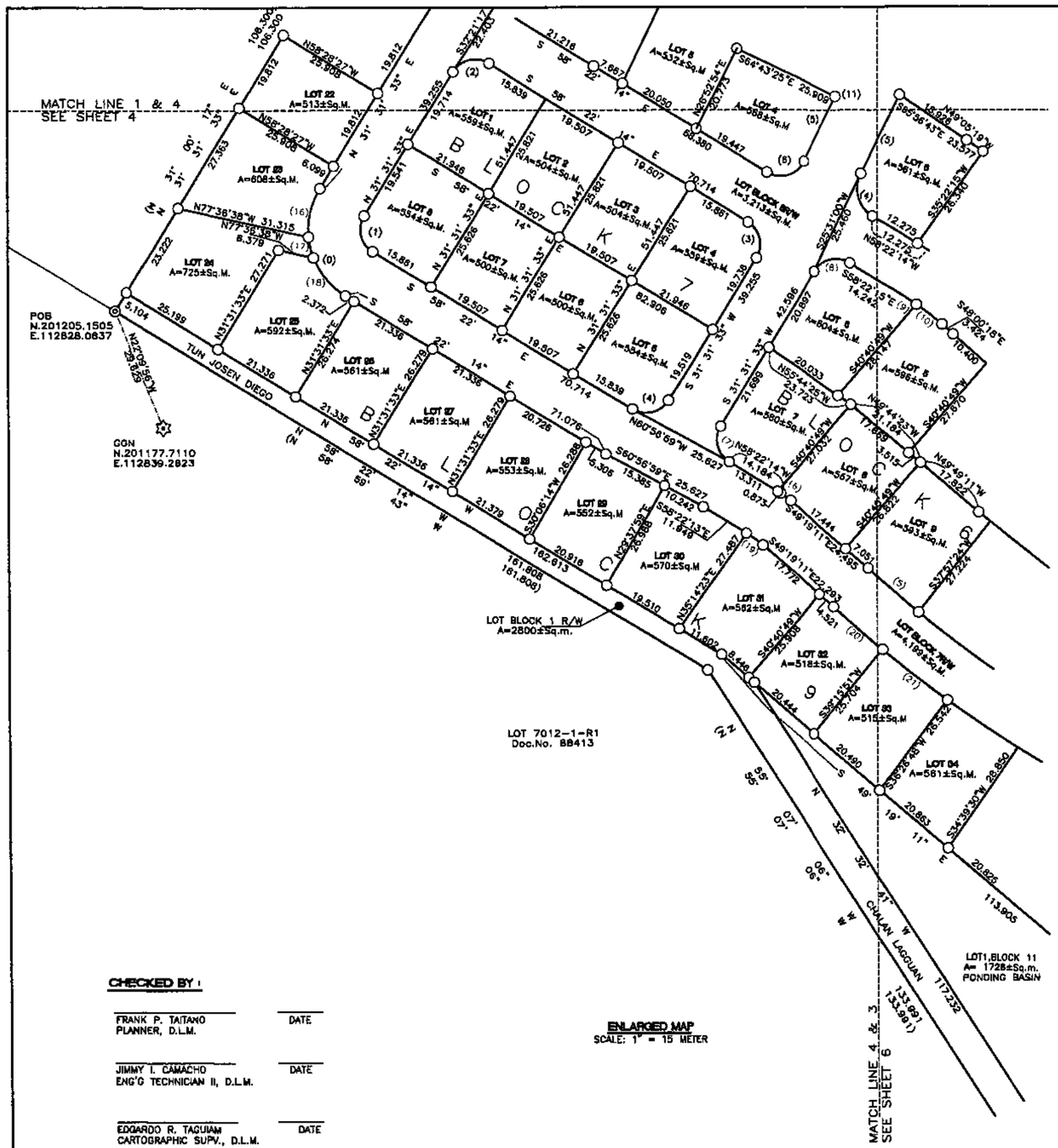
PREPARED FOR , SATISFACTORY TO AND APPROVED BY:

SEE PLAN

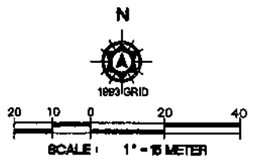
OWNER:

SHEET	SCALE	JOB ORDER	DRAWING NUMBER	LAND MANAGEMENT CHECK
6OF7	AS SHOWN	16-101	ES 17-101	NO: _____ FY 2017

EFREN B. SANTOS
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147 DAMA de NOCHE LANE , LATTE HEIGHTS TEL.No.(671)832-1787
MANGILAO , GU 96913 EMAIL ADDRESS: ebsantos_survey@yahoo.com



ENLARGED MAP
SCALE: 1" = 15 METER



CURVE DATA :

BLOCK 6

No.	Delta	R	L	CHD	CHB
6	09°03'03"	18.288	2.889	2.886	S53°50'43"E
7	89°53'47"	6.096	9.565	8.613	N13°25'21"W
8	90°06'13"	6.096	9.587	8.629	N76°34'39"E
9	03°08'35"	75.362	4.142	4.141	S56°36'15"E

BLOCK 7

No.	Delta	R	L	CHD	CHB
1	89°53'47"	6.096	9.565	8.613	N13°25'21"W
2	90°06'13"	6.096	9.587	8.629	N76°34'39"E
3	89°53'47"	6.096	9.565	8.613	S13°25'21"E
4	90°06'13"	6.096	9.587	8.629	S76°34'39"W

BLOCK 8

No.	Delta	R	L	CHD	CHB
5	01°41'37"	570.472	16.863	16.862	S26°36'45"W
6	96°21'11"	6.096	10.252	9.086	S73°27'11"W

BLOCK 9

No.	Delta	R	L	CHD	CHB
16	36°58'11"	18.288	11.801	11.597	S13°02'24"W
17	19°43'57"	18.288	6.022	5.006	N13°18'43"W
18	37°11'33"	18.288	11.871	11.664	N39°46'28"W
19	08°56'31"	30.480	4.757	4.752	S53°47'27"E
20	03°04'24"	285.124	15.294	15.292	S48°19'36"E
21	04°29'34"	244.673	19.186	19.181	N51°37'54"W

CHECKED BY :

FRANK P. TAITANO — DATE
PLANNER, D.L.M.

JIMMY I. CAMACHO — DATE
ENG'G TECHNICIAN II, D.L.M.

EDGARDO R. TAQUIAM — DATE
CARTOGRAPHIC SUPV., D.L.M.

NOTES : SEE SHEET 1 OF 7

LEGEND : SEE SHEET 1 OF 7

REFERENCES : SEE SHEET 1 OF 7

I, EFREN B.SANTOS , HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THAT IT IS BASED ON FIELD SURVEY MADE ON 2017 IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. THAT I AM RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION SHOWN HEREON. I ALSO CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP.

EFREN B. SANTOS PLS #60 — 04/23/18 DATE

EFREN B. SANTOS CERTIFICATE No. 60 GUAM PROFESSIONAL LAND SURVEYOR

EXPIRES: 30 APRIL 2017

REVISIONS	DESCRIPTION	BY	APPROVED BY	DATE

SUBDIVISION SURVEY MAP
OF
TRACT
(FORMERLY LOT 7110-NEW-NEW-R2-NEW)
MUNICIPALITY OF YIGO

LAND SQUARE NO. 10 — SECTION NO. 4

SURVEY DATA		DATE	LOT DATA
FIELD:	CBS	JAN 2017	LOT
BOOK NO:	EBS-2016		CERTIFICATE NO.
COMPUTED:	ADA	JAN 2017	REGISTERED ON:
DRAWN:	ADA	JAN 2017	IN THE NAME OF: SEE PLAN SHEET 1 OF 7
RESEARCH BY:	ZHS	JAN 2017	
CHECKED BY:	EBS	JAN 2017	

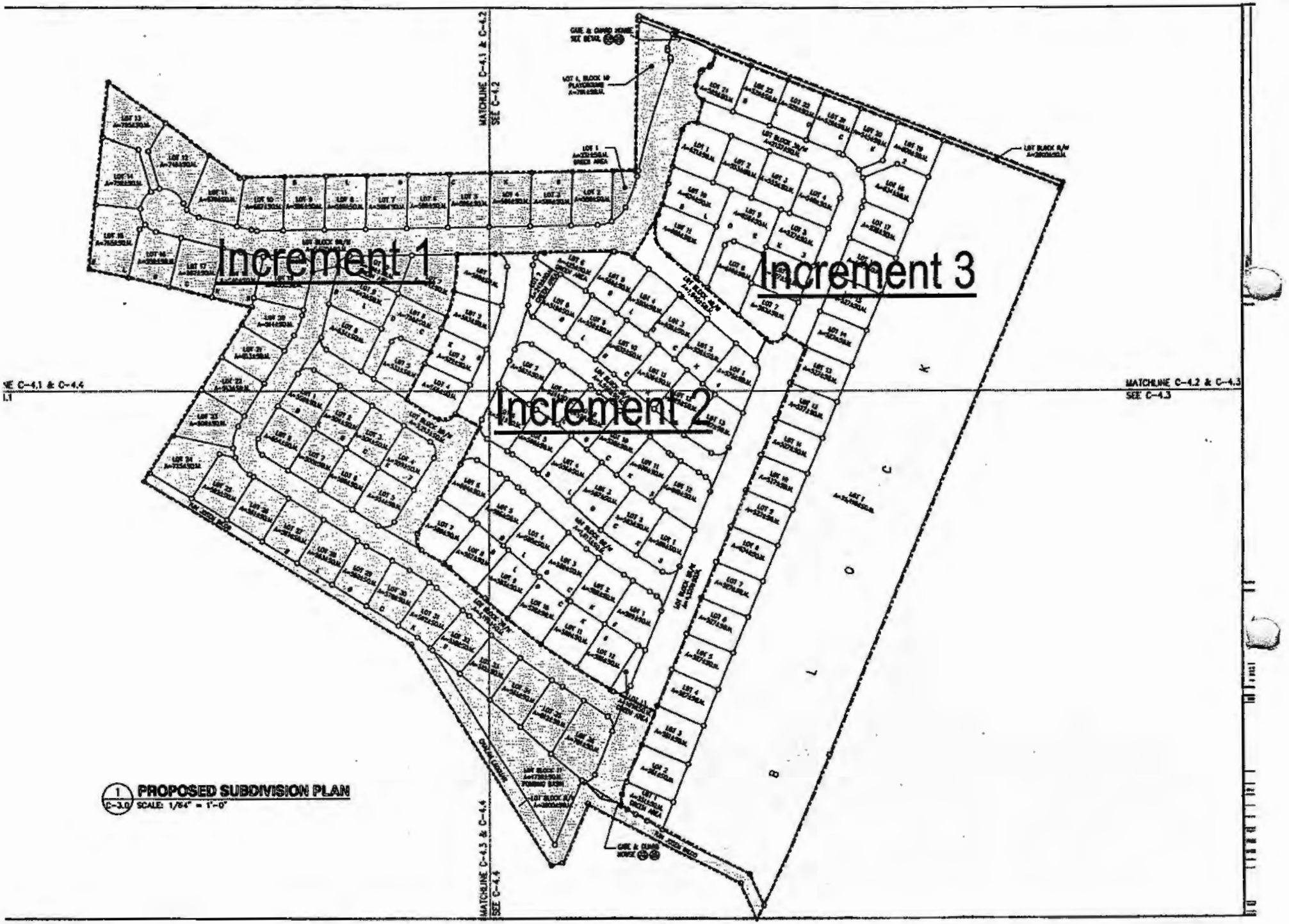
PREPARED FOR , SATISFACTORY TO AND APPROVED BY:

SEE PLAN

OWNER:

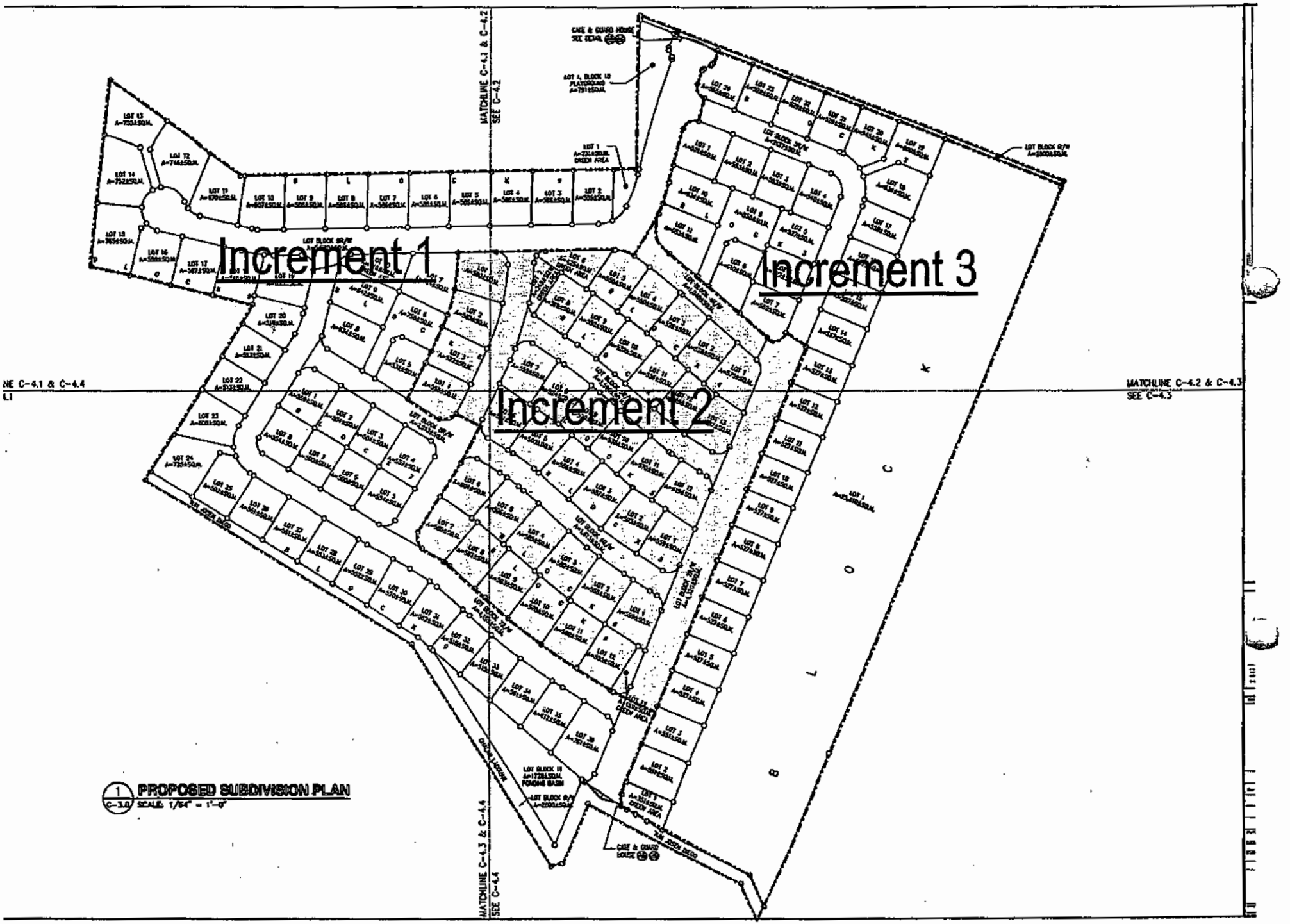
SHEET	SCALE	JOB ORDER	DRAWING NUMBER	LAND MANAGEMENT CHECK
7OF7	AS SHOWN	16-101	ES 17-101	NO: _____ BY 2017

EFREN B. SANTOS
PROFESSIONAL LAND SURVEYOR No.60
147 DAMA de NOCHE LANE , LATTE HEIGHTS TEL.No.(671)832-1767
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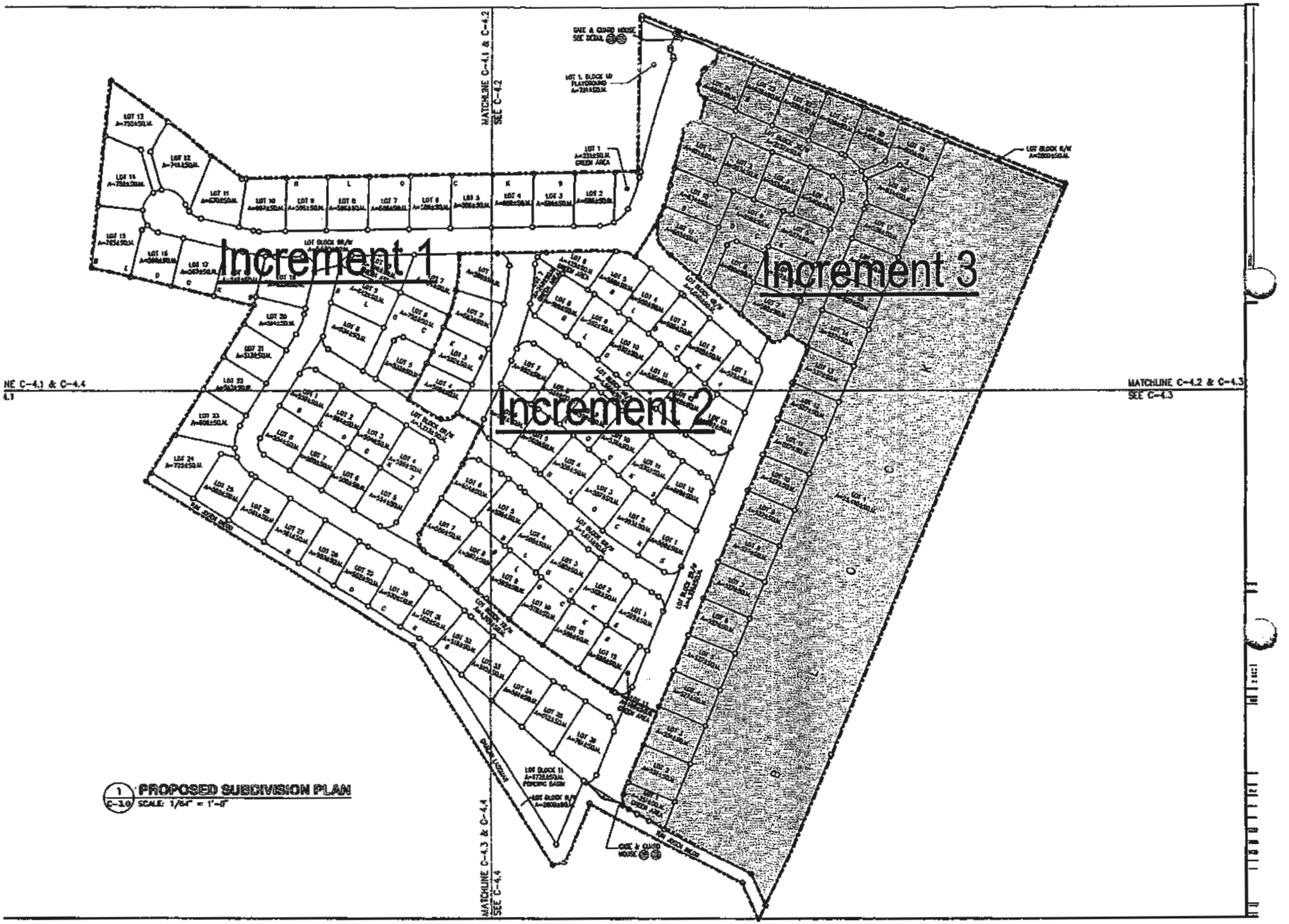


1 C-3.0 **PROPOSED SUBDIVISION PLAN**
SCALE: 1/64" = 1'-0"

Doc. No. 34GL-18-2453.



1 C-3.0 **PROPOSED SUBDIVISION PLAN**
SCALE: 1/64" = 1'-0"



1 C-3.0 **PROPOSED SUBDIVISION PLAN**
SCALE: 1/64" = 1'-0"

WELLBORN ESTATES DIGEST

ORIGINAL PARCELS			
SEQ.	LOT NO.	COMPUTATED AREA (sm)	RECORDED AREA (sm)
1	7110-New-New-1	59,988	60,000
2	7110-New-New-2	3,716	3,716
3	7110-New-New-R2	62,684	62,651
Total Area:		126,388	126,367

CONSOLIDATION OF LOTS TO CREATE WELLBORN ESTATES TRACT SUBDIVISION			
SEQ.	LOT NO.	COMPUTATED AREA (sm)	
1	7110-New-New-R2-NEW	123,923	Wellborn Estates Developable Area
2	7110-New-New-R2-R/W	432	
3	7110-New-New-1R/W	2,033	
Total Area:		126,388	

Zoning Designation of Original Parcels Prior to Consolidation	
Lot Description	Zoning
Lot 7110-New-New-1	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear Portion is "R2" (Multi Family Dwelling). See attached map delineation.
Lot 7110-New-New-R2	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear Portion is "R2" (Multi Family Dwelling). See attached map delineation.
Lot 7110-New-New-2	"R2" (Multi Family Dwelling), see attached map delineation.



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Development Incremental Construction Listing

Subdivisional Partitioning (Increments)				
Increment One				
SEQ.	LOT NO.	BLOCK	AREA	USE
1	Lot Block 2 R/W (portion)	Block 2	732 sm	Right of Way
2	Lot 1	Block 7	559 sm	Residential
3	Lot 2	Block 7	504 sm	Residential
4	Lot 3	Block 7	504 sm	Residential
5	Lot 4	Block 7	559 sm	Residential
6	Lot 5	Block 7	554 sm	Residential
7	Lot 6	Block 7	500 sm	Residential
8	Lot 7	Block 7	500 sm	Residential
9	Lot 8	Block 7	554 sm	Residential
10	Lot 5	Block 8	532 sm	Residential
11	Lot 6	Block 8	758 sm	Residential
12	Lot 7	Block 8	684 sm	Residential
13	Lot 8	Block 8	634 sm	Residential
14	Lot 9	Block 8	642 sm	Residential
15	Lot 10	Block 8	436 sm	Recreational Green Area Fitness Station
16	Lot Block 8 R/W (Portion)	Block 8	2,036 sm	Right of Way
17	Lot 1	Block 9	231 sm	Recreational Green Area Fitness Station
18	Lot 2	Block 9	573 sm	Residential
19	Lot 3	Block 9	586 sm	Residential
20	Lot 4	Block 9	586 sm	Residential
21	Lot 5	Block 9	586 sm	Residential
22	Lot 6	Block 9	586 sm	Residential
23	Lot 7	Block 9	586 sm	Residential
24	Lot 8	Block 9	586 sm	Residential
25	Lot 9	Block 9	586 sm	Residential
26	Lot 10	Block 9	607 sm	Residential
27	Lot 11	Block 9	670 sm	Residential
28	Lot 12	Block 9	746 sm	Residential
29	Lot 13	Block 9	755 sm	Residential



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Subdivisional Partitioning (Increments)				
Increment One				
SEQ.	LOT NO.	BLOCK	AREA	USE
30	Lot 14	Block 9	752 sm	Residential
31	Lot 15	Block 9	765 sm	Residential
32	Lot 16	Block 9	559 sm	Residential
33	Lot 17	Block 9	567 sm	Residential
34	Lot 18	Block 9	546 sm	Residential
35	Lot 19	Block 9	635 sm	Residential
36	Lot 20	Block 9	514 sm	Residential
37	Lot 21	Block 9	513 sm	Residential
38	Lot 22	Block 9	513 sm	Residential
39	Lot 23	Block 9	608 sm	Residential
40	Lot 24	Block 9	725 sm	Residential
41	Lot 25	Block 9	592 sm	Residential
42	Lot 26	Block 9	561 sm	Residential
43	Lot 27	Block 9	561 sm	Residential
44	Lot 28	Block 9	553 sm	Residential
45	Lot 29	Block 9	552 sm	Residential
46	Lot 30	Block 9	570 sm	Residential
47	Lot 31	Block 9	562 sm	Residential
48	Lot 32	Block 9	518 sm	Residential
49	Lot 33	Block 9	515 sm	Residential
50	Lot 34	Block 9	561 sm	Residential
51	Lot 35	Block 9	612 sm	Residential
50	Lot 36	Block 9	761 sm	Residential
52	Lot Block 9R/W	Block 9	5,570 sm	Right of Way
53	Lot 1	Block 10	791 sm	Playground
54	Lot 1	Block 11	1,728 sm	Ponding Basin
55	7110-NEW-NEW-1R/W	Tun Josen Diego Road	2,033 sm	Right of Way
56	7110-NEW-NEW-R2 R/W	Malilak Drive	432 sm	Right of Way

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Subdivisional Partitioning (Increments)				
Increment Two				
SEQ.	LOT NO.	BLOCK	AREA	USE
1	Lot Block 2 R/W (portion)	Block 2	3588 sm	Right of Way
2	Lot 1	Block 4	575 sm	Residential
3	Lot 2	Block 4	528 sm	Residential
4	Lot 3	Block 4	526 sm	Residential
5	Lot 4	Block 4	550 sm	Residential
6	Lot 5	Block 4	558 sm	Residential
7	Lot 6	Block 4	425 sm	Recreation Green Area Fitness Station
8	Lot 7	Block 4	249 sm	Recreation Green Area Fitness Station
9	Lot 8	Block 4	519 sm	Residential
10	Lot 9	Block 4	552 sm	Residential
11	Lot 10	Block 4	532 sm	Residential
12	Lot 11	Block 4	536 sm	Residential
13	Lot 12	Block 4	529 sm	Residential
14	Lot 13	Block 4	537 sm	Residential
15	Lot Block 4R/W	Block 4	1,040 sm	Right of Way
16	Lot 1	Block 5	559 sm	Residential
17	Lot 2	Block 5	593 sm	Residential
18	Lot 3	Block 5	587 sm	Residential
19	Lot 4	Block 5	556 sm	Residential
20	Lot 5	Block 5	560 sm	Residential
21	Lot 6	Block 5	561 sm	Residential
22	Lot 7	Block 5	552 sm	Residential
23	Lot 8	Block 5	524 sm	Residential
24	Lot 9	Block 5	529 sm	Residential
25	Lot 10	Block 5	538 sm	Residential
26	Lot 11	Block 5	570 sm	Residential
27	Lot 12	Block 5	619 sm	Residential
28	Lot Block 5R/W	Block 5	1,596 sm	Right of Way
29	Lot 1	Block 6	599 sm	Residential
30	Lot 2	Block 6	588 sm	Residential
31	Lot 3	Block 6	580 sm	Residential
32	Lot 4	Block 6	585 sm	Residential



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Subdivisional Partitioning (Increments)				
Increment Two				
SEQ.	LOT NO.	BLOCK	AREA	USE
33	Lot 5	Block 6	596 sm	Residential
34	Lot 6	Block 6	604 sm	Residential
35	Lot 7	Block 6	580 sm	Residential
36	Lot 8	Block 6	567 sm	Residential
37	Lot 9	Block 6	593 sm	Residential
38	Lot 10	Block 6	578 sm	Residential
39	Lot 11	Block 6	589 sm	Residential
40	Lot 12	Block 6	555 sm	Residential
41	Lot 13	Block 6	169 sm	Recreation Green Area Fitness Station
42	Lot Block 6R/W	Block 6	1,613 sm	Right of Way
43	Lot Block 7R/W	Block 7	4,199 sm	Right of Way
44	Lot 1	Block 8	590 sm	Residential
45	Lot 2	Block 8	583 sm	Residential
46	Lot 3	Block 8	522 sm	Residential
47	Lot 4	Block 8	568 sm	Residential
48	Lot Block 8R/W	Block 8	1,177 sm	Right of Way
49	Lot Block 2R/W (portion)	Block 2	3,588 sm	Right of Way

Subdivisional Partitioning (Increments)				
Increment Three				
SEQ.	LOT NO.	BLOCK	AREA	USE
1	Lot 1	Block 1	25,410 sm	Commercial
2	Lot 1	Block 2	351 sm	Recreation Green Area Fitness Station
3	Lot 2	Block 2	551 sm	Residential
4	Lot 3	Block 2	551 sm	Residential
5	Lot 4	Block 2	527 sm	Residential
6	Lot 5	Block 2	527 sm	Residential
7	Lot 6	Block 2	527 sm	Residential

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Subdivisional Partitioning (Increments)				
Increment Three				
SEQ.	LOT NO.	BLOCK	AREA	USE
8	Lot 7	Block 2	527 sm	Residential
9	Lot 8	Block 2	527 sm	Residential
10	Lot 9	Block 2	527 sm	Residential
11	Lot 10	Block 2	527 sm	Residential
12	Lot 11	Block 2	527 sm	Residential
13	Lot 12	Block 2	527 sm	Residential
14	Lot 13	Block 2	527 sm	Residential
15	Lot 14	Block 2	527 sm	Residential
16	Lot 15	Block 2	527 sm	Residential
17	Lot 16	Block 2	527 sm	Residential
18	Lot 17	Block 2	528 sm	Residential
19	Lot 18	Block 2	634 sm	Residential
20	Lot 19	Block 2	600 sm	Residential
21	Lot 20	Block 2	545 sm	Residential
22	Lot 21	Block 2	529 sm	Residential
23	Lot 22	Block 2	529 sm	Residential
24	Lot 23	Block 2	529 sm	Residential
25	Lot 24	Block 2	555 sm	Residential
26	Lot 1	Block 3	621 sm	Residential
27	Lot 2	Block 3	553 sm	Residential
28	Lot 3	Block 3	553 sm	Residential
29	Lot 4	Block 3	540 sm	Residential
30	Lot 5	Block 3	527 sm	Residential
31	Lot 6	Block 3	527 sm	Residential
32	Lot 7	Block 3	562 sm	Residential
33	Lot 8	Block 3	610 sm	Residential
34	Lot 9	Block 3	858 sm	Residential
35	Lot 10	Block 3	634 sm	Residential
36	Lot 11	Block 3	683 sm	Residential
37	Lot Block 3R/W	Block 3	2,137 sm	Right of Way



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WELLBORN ESTATES COMPLETE SUBDIVISION LOT LIST

COMPLETE WELLBORN ESTATE SUBDIVISION LIST				
SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
1	1	Block 1	25,410	Commercial
2	1	Block 2	351	Recreation Green Area Fitness Station
3	2	Block 2	551	Residential
4	3	Block 2	551	Residential
5	4	Block 2	527	Residential
6	5	Block 2	527	Residential
7	6	Block 2	527	Residential
8	7	Block 2	527	Residential
9	8	Block 2	527	Residential
10	9	Block 2	527	Residential
11	10	Block 2	527	Residential
12	11	Block 2	527	Residential
13	12	Block 2	527	Residential
14	13	Block 2	527	Residential
15	14	Block 2	527	Residential
16	15	Block 2	527	Residential
17	16	Block 2	527	Residential
18	17	Block 2	528	Residential
19	18	Block 2	634	Residential
20	19	Block 2	600	Residential
21	20	Block 2	545	Residential
22	21	Block 2	529	Residential
23	22	Block 2	529	Residential
24	23	Block 2	529	Residential
25	24	Block 2	555	Residential
26	Lot Block 2 R/W	Block 2	4,320	Right of Way
27	1	Block 3	621	Residential
28	2	Block 3	553	Residential
29	3	Block 3	553	Residential
30	4	Block 3	540	Residential
31	5	Block 3	527	Residential
32	6	Block 3	527	Residential
33	7	Block 3	562	Residential



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COMPLETE WELLBORN ESTATE SUBDIVISION LIST				
SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
34	8	Block 3	610	Residential
35	9	Block 3	858	Residential
36	10	Block 3	634	Residential
37	11	Block 3	683	Residential
38	Lot Block 3R/W	Block 3	2,137	Right of Way
39	1	Block 4	575	Residential
40	2	Block 4	528	Residential
41	3	Block 4	526	Residential
42	4	Block 4	550	Residential
43	5	Block 4	558	Residential
44	6	Block 4	425	Recreation Green Area Fitness Station
45	7	Block 4	249	Recreation Green Area Fitness Station
46	8	Block 4	519	Residential
47	9	Block 4	552	Residential
48	10	Block 4	532	Residential
49	11	Block 4	536	Residential
50	12	Block 4	529	Residential
51	13	Block 4	537	Residential
52	Lot Block 4R/W	Block 4	1,040	Right of Way
53	1	Block 5	559	Residential
54	2	Block 5	593	Residential
55	3	Block 5	587	Residential
56	4	Block 5	556	Residential
57	5	Block 5	560	Residential
58	6	Block 5	561	Residential
59	7	Block 5	552	Residential
60	8	Block 5	524	Residential
61	9	Block 5	529	Residential
62	10	Block 5	538	Residential
63	11	Block 5	570	Residential
64	12	Block 5	619	Residential
65	Lot Block 5R/W	Block 5	1,596	Right of Way
66	1	Block 6	599	Residential
67	2	Block 6	588	Residential
68	3	Block 6	580	Residential
69	4	Block 6	585	Residential



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COMPLETE WELLBORN ESTATE SUBDIVISION LIST				
SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
70	5	Block 6	596	Residential
71	6	Block 6	604	Residential
72	7	Block 6	580	Residential
73	8	Block 6	567	Residential
74	9	Block 6	593	Residential
75	10	Block 6	578	Residential
76	11	Block 6	589	Residential
77	12	Block 6	555	Residential
78	13	Block 6	169	Recreation Grean Area Fitness Station
79	Lot Block 6R/W	Block 6	1,613	Right of Way
80	1	Block 7	559	Residential
81	2	Block 7	504	Residential
82	3	Block 7	504	Residential
83	4	Block 7	559	Residential
84	5	Block 7	554	Residential
85	6	Block 7	500	Residential
86	7	Block 7	500	Residential
87	8	Block 7	554	Residential
88	Lot Block 7R/W	Block 7	4,199	Right of Way
89	1	Block 8	590	Residential
90	2	Block 8	583	Residential
91	3	Block 8	522	Residential
92	4	Block 8	568	Residential
93	5	Block 8	532	Residential
94	6	Block 8	758	Residential
95	7	Block 8	684	Residential
96	8	Block 8	634	Residential
97	9	Block 8	642	Residential
98	10	Block 8	436	Recreational Green Area Fitness Station
99	Lot Block 8R/W	Block 8	3,213	Right of Way
100	1	Block 9	231	Recreational Green Area Fitness Station
101	2	Block 9	573	Residential
102	3	Block 9	586	Residential
103	4	Block 9	586	Residential
104	5	Block 9	586	Residential

COMPLETE WELLBORN ESTATE SUBDIVISION LIST				
SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
105	6	Block 9	586	Residential
106	7	Block 9	586	Residential
107	8	Block 9	586	Residential
108	9	Block 9	586	Residential
109	10	Block 9	607	Residential
110	11	Block 9	670	Residential
111	12	Block 9	746	Residential
112	13	Block 9	755	Residential
113	14	Block 9	752	Residential
114	15	Block 9	765	Residential
115	16	Block 9	559	Residential
116	17	Block 9	567	Residential
117	18	Block 9	546	Residential
118	19	Block 9	635	Residential
119	20	Block 9	514	Residential
120	21	Block 9	513	Residential
121	22	Block 9	513	Residential
122	23	Block 9	608	Residential
123	24	Block 9	725	Residential
124	25	Block 9	592	Residential
125	26	Block 9	561	Residential
126	27	Block 9	561	Residential
127	28	Block 9	553	Residential
128	29	Block 9	552	Residential
129	30	Block 9	570	Residential
130	31	Block 9	562	Residential
131	32	Block 9	518	Residential
132	33	Block 9	515	Residential
133	34	Block 9	561	Residential
134	35	Block 9	612	Residential
135	36	Block 9	761	Residential
136	Lot Block 9R/W	Block 9	5,570	Right of Way
137	1	Block 10	791	Playground
138	1	Block 11	1,728	Ponding Basin
139	7110-NEW-NEW-1R/W	Tun Josen Diego Road	2,033	Right of Way

COMPLETE WELLBORN ESTATE SUBDIVISION LIST				
SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
140	7110-NEW-NEW-R2-RAW	Mailiak Drive	432	Right of Way

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WELLBORN ESTATES SUBDIVISION RIGHTS OF WAY LIST

RIGHTS OF WAY				
SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
1	Lot Block 2R/W	Block 2	4,320	Right of Way
2	Lot Block 3R/W	Block 3	2,137	Right of Way
3	Lot Block 4R/W	Block 4	1,040	Right of Way
4	Lot Block 5R/W	Block 5	1,596	Right of Way
5	Lot Block 6R/W	Block 6	1,163	Right of Way
6	Lot Block 7R/W	Block 7	4,199	Right of Way
7	Lot Block 8R/W	Block 8	3,213	Right of Way
8	Lot Block 9R/W	Block 9	5,570	Right of Way
9	7110-NEW-NEW-1R/W	Tun Josen Diego Road	2,033	Right of Way
10	7110-NEW-NEW-R2 R/W	Malllak Drive	432	Right of Way

WELLBORN ESTATES RECREATIONAL/GREEN AREA RESOURCE LIST

RECREATIONAL AREAS				
SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
1	1	Block 2	351	Recreational Green Area Fitness Station
2	7	Block 4	249	Recreational Green Area Fitness Station
3	6	Block 4	425	Recreational Green Area Fitness Station
4	13	Block 6	169	Recreational Grean Area Fitness Station
5	10	Block 8	436	Recreational Green Area Fitness Station
6	1	Block 9	231	Recreational Green Area Fitness Station
7	1	Block 10	791	Playground

WELLBORN ESTATE RESIDENTIAL AND COMMERCIAL LIST

RESIDENTIAL AND COMMERCIAL SUBDIVISION LISTING				
SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
1	1	Block 1	25,410	Commercial
2	2	Block 2	551	Residential
3	3	Block 2	551	Residential
4	4	Block 2	527	Residential
5	5	Block 2	527	Residential
6	6	Block 2	527	Residential
7	7	Block 2	527	Residential
8	8	Block 2	527	Residential
9	9	Block 2	527	Residential
10	10	Block 2	527	Residential
11	11	Block 2	527	Residential
12	12	Block 2	527	Residential
13	13	Block 2	527	Residential
14	14	Block 2	527	Residential
15	15	Block 2	527	Residential
16	16	Block 2	527	Residential
17	17	Block 2	528	Residential
18	18	Block 2	634	Residential
19	19	Block 2	600	Residential
20	20	Block 2	545	Residential
21	21	Block 2	529	Residential
22	22	Block 2	529	Residential
23	23	Block 2	529	Residential
24	24	Block 2	555	Residential
25	1	Block 3	621	Residential
26	2	Block 3	553	Residential
27	3	Block 3	553	Residential
28	4	Block 3	540	Residential
29	5	Block 3	527	Residential
30	6	Block 3	527	Residential
31	7	Block 3	562	Residential
32	8	Block 3	610	Residential

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RESIDENTIAL AND COMMERCIAL SUBDIVISION LISTING				
SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
33	9	Block 3	858	Residential
34	10	Block 3	634	Residential
35	11	Block 3	683	Residential
36	1	Block 4	575	Residential
37	2	Block 4	528	Residential
38	3	Block 4	526	Residential
39	4	Block 4	550	Residential
40	5	Block 4	558	Residential
41	8	Block 4	519	Residential
42	9	Block 4	552	Residential
43	10	Block 4	532	Residential
44	11	Block 4	536	Residential
45	12	Block 4	529	Residential
46	13	Block 4	537	Residential
47	1	Block 5	559	Residential
48	2	Block 5	593	Residential
49	3	Block 5	587	Residential
50	4	Block 5	556	Residential
51	5	Block 5	560	Residential
52	6	Block 5	561	Residential
53	7	Block 5	552	Residential
54	8	Block 5	524	Residential
55	9	Block 5	529	Residential
56	10	Block 5	538	Residential
57	11	Block 5	570	Residential
58	12	Block 5	619	Residential
59	1	Block 6	599	Residential
60	2	Block 6	588	Residential
61	3	Block 6	580	Residential
62	4	Block 6	585	Residential
63	5	Block 6	596	Residential
64	6	Block 6	604	Residential
65	7	Block 6	580	Residential
66	8	Block 6	567	Residential
67	9	Block 6	593	Residential
68	10	Block 6	578	Residential



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RESIDENTIAL AND COMMERCIAL SUBDIVISION LISTING				
SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
69	11	Block 6	589	Residential
70	12	Block 6	555	Residential
71	1	Block 7	559	Residential
72	2	Block 7	504	Residential
73	3	Block 7	504	Residential
74	4	Block 7	559	Residential
75	5	Block 7	554	Residential
76	6	Block 7	500	Residential
77	7	Block 7	500	Residential
78	8	Block 7	554	Residential
79	1	Block 8	590	Residential
80	2	Block 8	583	Residential
81	3	Block 8	522	Residential
82	4	Block 8	568	Residential
83	5	Block 8	532	Residential
84	6	Block 8	758	Residential
85	7	Block 8	684	Residential
86	8	Block 8	634	Residential
87	9	Block 8	642	Residential
88	2	Block 9	573	Residential
89	3	Block 9	586	Residential
90	4	Block 9	586	Residential
91	5	Block 9	586	Residential
92	6	Block 9	586	Residential
93	7	Block 9	586	Residential
94	8	Block 9	586	Residential
95	9	Block 9	586	Residential
96	10	Block 9	607	Residential
97	11	Block 9	670	Residential
98	12	Block 9	746	Residential
99	13	Block 9	755	Residential
100	14	Block 9	752	Residential
101	15	Block 9	765	Residential
102	16	Block 9	559	Residential
103	17	Block 9	567	Residential
104	18	Block 9	546	Residential



HARRY D. GUTIERREZ, Consultant • 119 Gutierrez Way • Agana Heights, Guam 9693
Telephone (671) 482-5315 • Facsimile (671) 632-2763 • harry.gutierrez@yahoo.com

RESIDENTIAL AND COMMERCIAL SUBDIVISION LISTING				
SEQ.	LOT NO.	BLOCK	AREA (sm)	USE
105	19	Block 9	635	Residential
106	20	Block 9	514	Residential
107	21	Block 9	513	Residential
108	22	Block 9	513	Residential
109	23	Block 9	608	Residential
110	24	Block 9	725	Residential
111	25	Block 9	592	Residential
112	26	Block 9	561	Residential
113	27	Block 9	561	Residential
114	28	Block 9	553	Residential
115	29	Block 9	552	Residential
116	30	Block 9	570	Residential
117	31	Block 9	562	Residential
118	32	Block 9	518	Residential
119	33	Block 9	515	Residential
120	34	Block 9	561	Residential
121	35	Block 9	612	Residential
122	36	Block 9	761	Residential



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Statement of Ownership and Zoning Verification

Wellborn, LLC, is the registered owner of the following properties verifiable through Instrument No. 751487 (attached hereto), recorded within the Department of Land Management on March 6, 2007.

ORIGINAL PARCELS			
SEQ.	LOT NO.	COMPUTATED AREA (sm)	RECORDED AREA (sm)
1	7110-New-New-1	59,988	60,000
2	7110-New-New-2	3,716	3,716
3	7110-New-New-R2	62,684	62,651
Total Area:		126,388	126,367

CONSOLIDATION AND PARCELING WELLBORN ESTATES TRACT SUBDIVISION (PLS No. 60)			
SEQ.	LOT NO.	COMPUTATED AREA (sm)	
1	7110-New-New-R2-NEW (reserved for New WELLBORN ESTATES Tract Desigation.	123,923	Wellborn Estates Developable Area
2	7110-New-New-R2-R/W (Portion of Milalak Drive)	432	
3	7110-New-New-1R/W (Portion of Tun Josen Diego Road)	2,033	
Total Area:		126,388	

The site has received been statutorily rezoned twice. A zoning verification prepared by the Department of Land Management dated September 5, 2006 is attached for reference. The

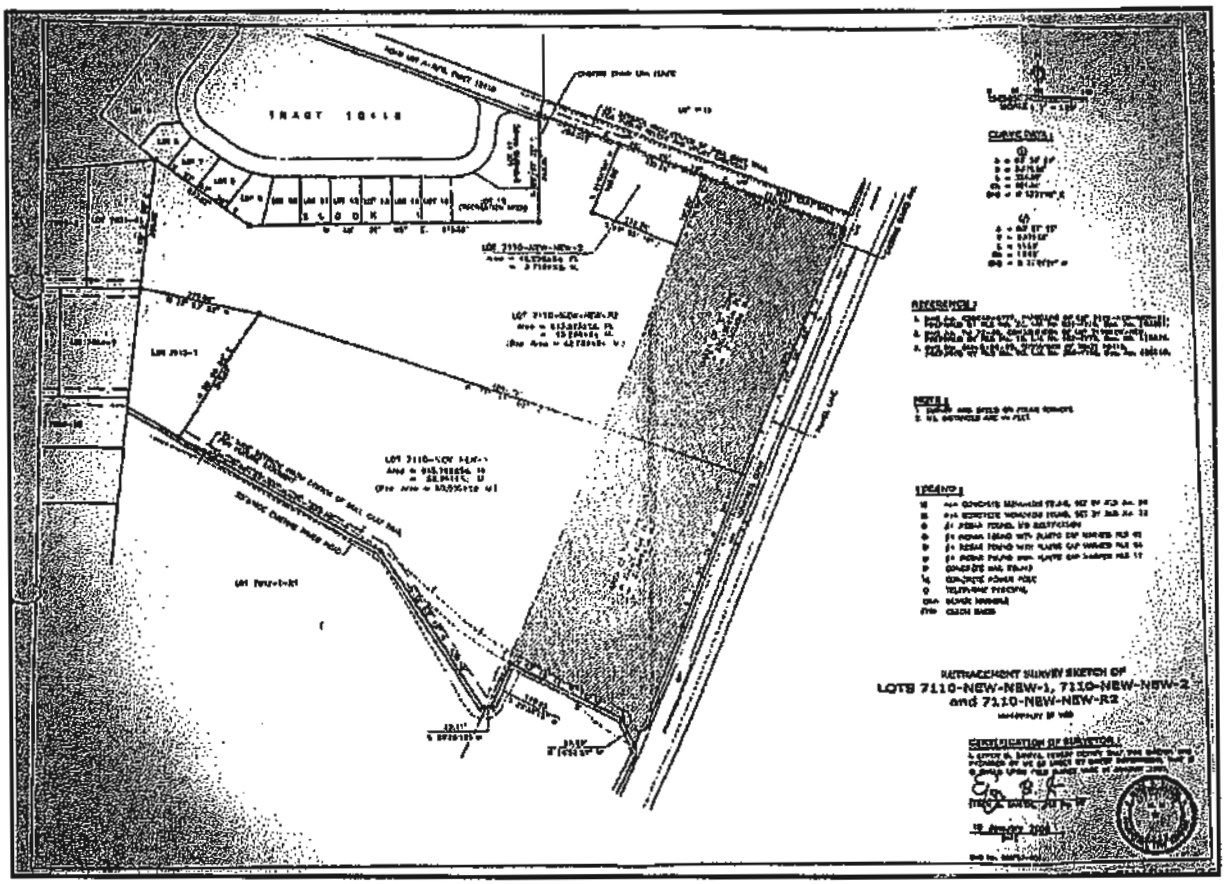


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split zone designation (reference attached Map No. 038FY78) in accordance with Public Law 22:97 are provided as follows:

Zoning Designation of Original Parcels Prior to Consolidation	
Lot Description	**Zoning**
Lot 7110-New-New-1	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear Portion is "R2" (Multi Family Dwelling). See attached map delineation.
Lot 7110-New-New-R2	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear Portion is "R2" (Multi Family Dwelling). See attached map delineation.
Lot 7110-New-New-2	"R2" (Multi Family Dwelling), see attached map delineation.

Retracement survey sketch prepared by Efren B. Santos, PLS No.60 on January 19, 2006 delineating "C" (Commercial) area within the "R-2" (Multi Family) zoned parcels.



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DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMEN GUÅHAN
(Government of Guam)

FELIX P. CAMACHO
Governor of Guam

KALEO S. MOYLAN
Lieutenant Governor of Guam

JOSEPH M. BORJA
Director

Street Address:
590 S. Marine Corps Drive
Tamuning, Guam 96911

Mailing Address:
P.O. Box 2950
Hagåtña, Guam 96932

E-mail Address:
dlm@mail.gov.gu

Telephone:
671-649-5389

Facsimile
671-649-5384

September 5, 2006

Lisa Geisinger
P.O. Box 11498
Tamuning, Guam 96931

Subject: Zone Verification

Hafa Adai Ms. Geisinger:

Pursuant to Public Law 22:97, the following lots in the municipality of Yigo were rezoned as follows (reference attached Map No. 038FY78):

DESCRIPTION	ZONE DESIGNATION
Lot 7110-NEW-NEW-1	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear portion is "R-2" (Multi-Family Dwelling), see attached map delineation
Lot 7110-NEW-NEW-2	"R-2" (Multi-Family Dwelling), see attached map delineation
Lot 7110-NEW-NEW-R2	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear portion is "R-2" (Multi-Family Dwelling), see attached map delineation

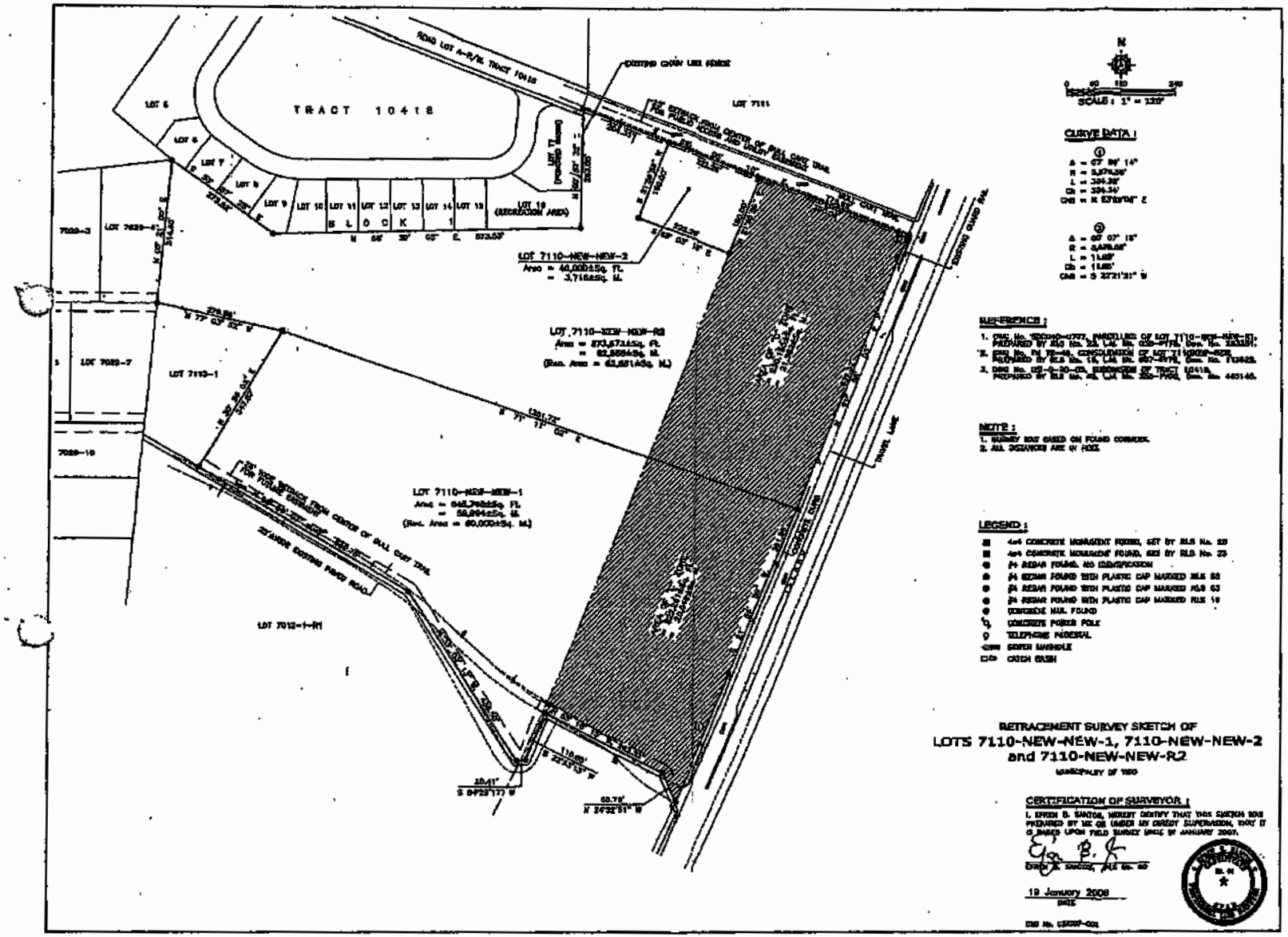
This verification supercedes DLM Zone Verification dated July 27, 2006. Should you have questions or need clarification on this matter, please contact Mr. Frank P. Taitano at 649-5385, Planning Division, 3rd floor, ITC Building in Tamuning.

Thank you for your patience and I hope that this response will be adequate for your needs.

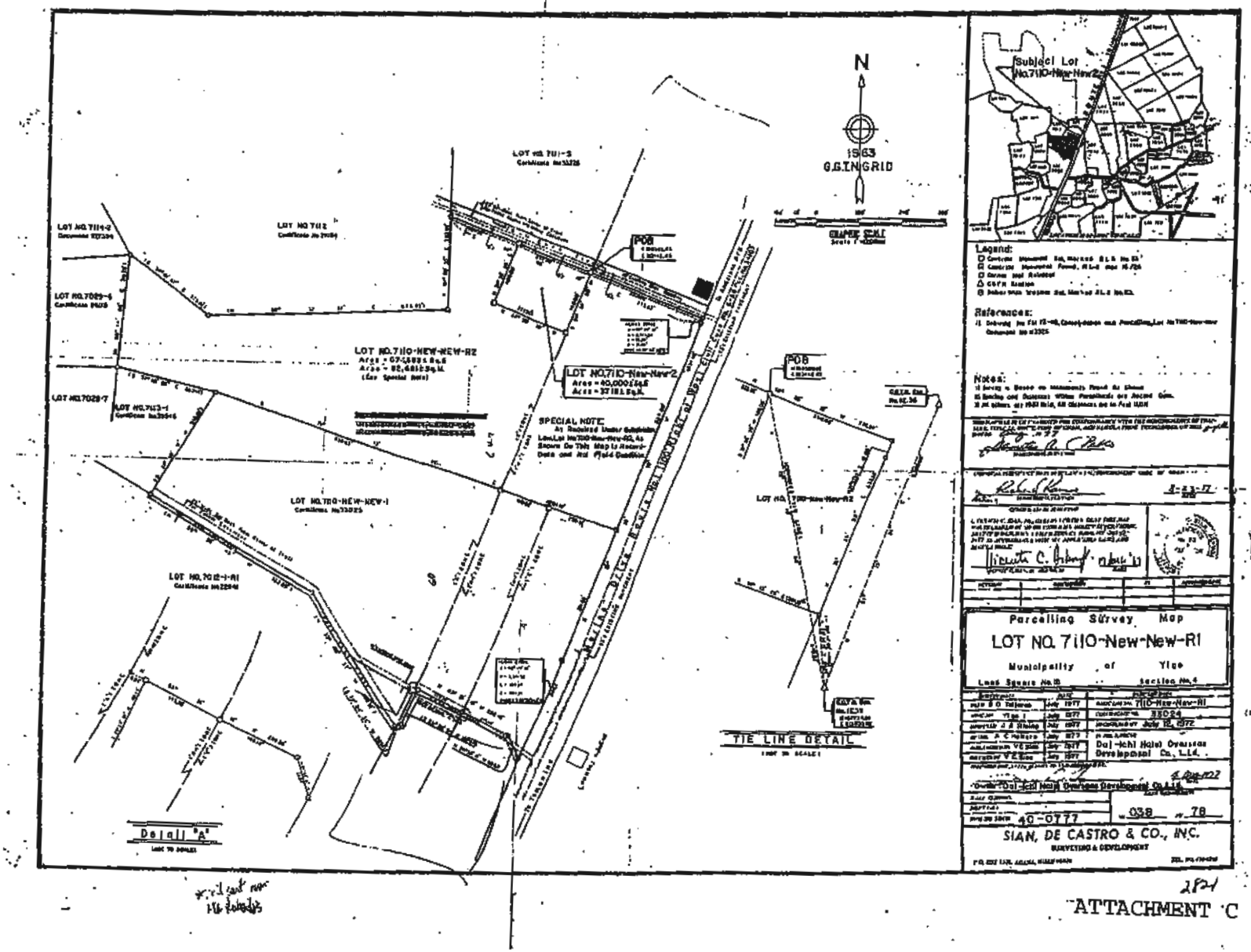
Joseph M. Borja
Director

FPT/PCG
Attachments; as noted

ATTACHMENT C1



ATTACHMENT C6



2821

ATTACHMENT 'C

Lot 7110-NEW-NEW-1 Ylig

4. Ownership Warranty Deed (Instrument No. 751487)

a. Consent of Grantor's Spouse

FOR RECORDATION AT	)	Island of Guam, Government of Guam
	)	Department of Land Management
DEPARTMENT OF LAND	)	File for record is Instrument No. 751487
	)	
MANAGEMENT	)	For the Year 2001, Month 03, Day 06, Time 9:02
	)	Recording Fee 6.643 Receipt No. 9304
GOVERNMENT OF GUAM	)	Deputy Recorder

(ABOVE SPACE FOR RECORDERS USE ONLY)

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

Parties, Consideration and Grant

KNOW YE, that WE, SCAN ORIENT, INC., a Guam corporation, whose mailing address is P.O. Box 7448, Tamuning, Guam 96931, and YONG GUAT VENTURES, a Hong Kong corporation, whose mailing address is P.O. Box 7448 Tamuning Guam 96921, and DAVID ONG, a married man, whose mailing address is P.O. Box 7448 Tamuning Guam 96921, who are hereinafter referred to as the "GRANTORS", for good and in lawful consideration in the sum of ($10.00), and other valuable consideration paid by WELLBORN, LLC., a Guam Limited Liability Company whose mailing address is Suite 107-C, JEG Commercial & Professional Center, 138 E. Marine Dr. Hagatna, Guam 96910, who is hereinafter referred to as the "GRANTEE", the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEE, in fee simple, forever, the following described parcel of property:

PROPERTY DESCRIPTION

PARCEL #1

LOT NO. 7110-NEW-NEW-1, YIGO, GUAM, ESTATE NO. 21292, SUBURBAN, as said lot is marked and designated on Map Drawing No. T.M. 72-48 (LM#907FY72), dated July 7, 1972 and recorded on July 11, 1972 under Instrument No. 113926, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 60,000 square meters; Certificate of Title No. 100276 issued to Scan Orient, Inc., a Guam corporation.

PARCEL #2

ATTACHMENT A

Doc. No. 34GL-18-2453.

(ABOVE SPACE FOR RECORDERS USE ONLY)

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

Parties, Consideration and Grant

KNOW YE, that **WE, SCAN ORIENT, INC.**, a Guam corporation, whose mailing address is P.O. Box 7448, Tamuning, Guam 96931, and **YONG GUAT VENTURES**, a Hong Kong corporation, whose mailing address is P.O. Box 7448 Tamuning Guam 96931, and **DAVID ONG**, a married man, whose mailing address is P.O. Box 7448 Tamuning Guam 96931, who are hereinafter referred to as the **"GRANTORS"**, for good and in lawful consideration in the sum of ($10.00), and other valuable consideration paid by **WELLBORN, LLC.**, a Guam Limited Liability Company whose mailing address is Suite 107-C, JEG Commercial & Professional Center, 138 E. Marine Dr. Hagatna, Guam 96910 who is hereinafter referred to as the **"GRANTEE"**, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEE, in fee simple, forever, the following described parcel of property:

PROPERTY DESCRIPTION

PARCEL #1

LOT NO. 7110-NEW-NEW-1, YIGO, GUAM, ESTATE NO. 21292, SUBURBAN, as said lot is marked and designated on Map Drawing No. T.M. 72-48 (LM#907FY72), dated July 7, 1972 and recorded on July 11, 1972 under Instrument No. 113926, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 60,000 square meters; Certificate of Title No. 100276 issued to Scan Orient, Inc., a Guam corporation.

PARCEL #2

LOT NO. 7110-NEW-NEW-2, YIGO, GUAM, ESTATE NO. 70328, SUBURBAN, as said lot is marked and designated on Map Drawing No. SDCO 40-0777 (LM#038FY78), dated August 24, 1977 and recorded under Instrument No. 283351, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 40,000 square feet or 3,716 square meters; Last Certificate of Title No. 100821 issued to Scan Orient, Inc., a Guam corporation.

PARCEL #3

LOT NO. 7110-NEW-NEW-R2, YIGO, GUAM, ESTATE NO. 70329, SUBURBAN, as said lot is marked and designated on Map Drawing No. SDCO 40-0777 (LM#038FY78), dated August 24, 1977 and recorded under Instrument No. 283351, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 674,682 square feet or 62,681 square meters; Last Certificate of Title No. 100282 issued to Scan Orient, Inc., a Guam corporation.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, water-courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever thereunto belonging or in anywise appertaining, and reversion, remainder and remainders, rents, issues and profits thereof, and all estates, rights, title, property, claim and demand whatsoever, of the Grantor at law or in equity, in and to the same.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging and in anywise appertaining unto the GRANTEE and GRANTEE'S successors and assigns, forever.

Grantor and Grantor's heirs, administrators and assigns, covenant with the said Grantee and Grantee's successors and assigns, that Grantors are lawfully seized in fee simple of the granted premises; that said premises is free from all encumbrances except; current real estate taxes, rights of way, easements, covenants and restrictions of record; that Grantor has good right to sell and convey the same; and that Grantor and any of Grantors' heirs, administrators or assigns will forever warrant and defend the same to the said Grantee and Grantee's successors and assigns forever against the lawful claims and demands of all persons. Grantor makes no representations nor warranties that the Grantees may use the property for any particular purpose or that the Grantee may obtain a change of zone permit.

WATER AND POWER

Grantors further states that water and power (electricity is) immediately available on the property or within 100 feet of the property, and that the Grantee is aware that the Government of Guam is not required to pay for water and power (electricity) hookups or extensions.

IN WITNESS WHEREOF, the Grantors and the Grantee have caused these presents to be duly executed this 27th day of February, 2007.

GRANTORS:

DATE: 2/27/07

DAVID ONG

SCAN ORIENT INC., a Guam corporation

DATE: 2/27/07

BY: YU SONG CHENG KORATO
AUTHORIZED REPRESENTATIVE

YONG GUAT VENTURES, a Hong Kong corporation

DATE: 2/27/07

BY: DAVID HU ONG
AUTHORIZED REPRESENTATIVE

GRANTEE:
WELLBORN, LLC.
a Guam Limited Liability Company

DATE: 02/23/07

BY: YUN-JU CHEN
AUTHORIZED REPRESENTATIVE

GUAM, U.S.A.)
)ss:
CITY OF MAITE)

On this 27 day of FEBRUARY, 2007, before me, a Notary Public in and for GUAM, U.S.A., personally appeared **DAVID ONG**, known to me to be the person whose name is subscribed to the within instrument and he acknowledged to me that he executed the same as his free and voluntary act for the uses and purposes therein set forth.

WITNESS my hand and official seal.

)seal(

NOTARY PUBLIC

AILEEN K. ALFRED
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: July 08, 2008
RL 8, 716 Chalan Machante
Suite 101 Maite, Guam 96910

GUAM, U.S.A.)
)ss.:
CITY OF MAITE)

On this 5th day of March, 2007, before me, a Notary Public in and for GUAM, U.S.A., personally appeared YAO BUNG CHENG BORATO, known to me to be the authorized representative of **SCAN ORIENT INC.**, a Guam corporation, whose name is subscribed to the within instrument and he/she acknowledged to me that he/she executed on behalf of said corporation for the uses and purposes therein set forth.

WITNESS my hand and official seal.

)SEAL(

NOTARY PUBLIC

AILEEN K. ALFRED
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: July 08, 2008
RL 8, 716 Chalan Machante
Suite 101 Maite, Guam 96910

GUAM, U.S.A.)
)ss.:
CITY OF MAITE)

On this 27 day of FEBRUARY, 2007, before me, a Notary Public in and for GUAM, U.S.A., personally appeared **DAVID HU ONG**, known to me to be the authorized representative of **YONG GUAT VENTURES**, a Hong Kong corporation, whose name is subscribed to the within instrument and he acknowledged to me that he executed on behalf of said corporation for the uses and purposes therein set forth.

WITNESS my hand and official seal.

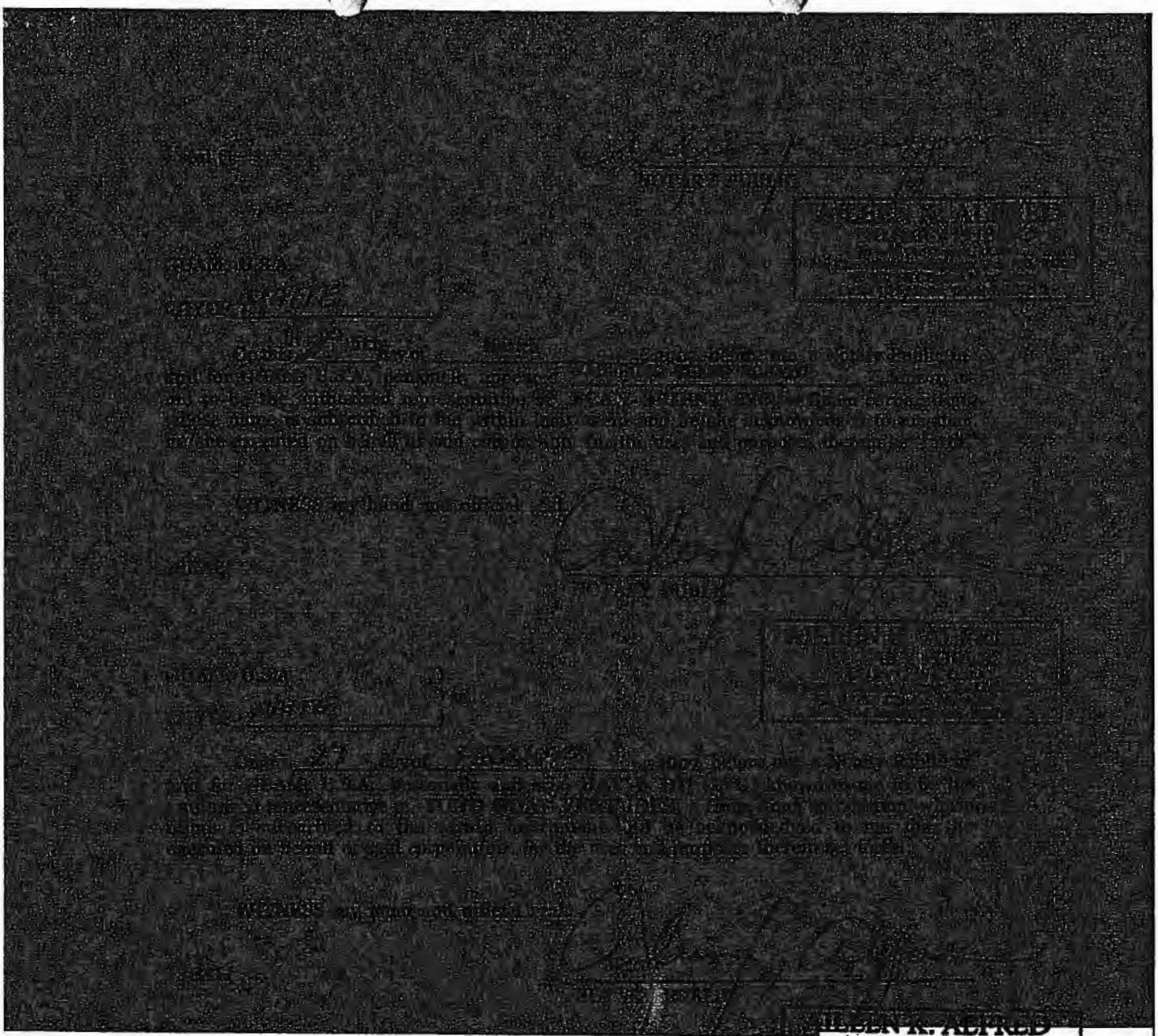
)SEAL(

NOTARY PUBLIC

AILEEN K. ALFRED
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: July 08, 2008
RL 8, 716 Chalan Machante
Suite 101 Maite, Guam 96910

GUAM, U.S.A.)
)ss.:
CITY OF TUMON)

On this 23rd day of Feb. , 2007, before me, a Notary Public in



GUAM, U.S.A.)
) ss.:
CITY OF Tumon)

On this 23rd day of Feb., 2007, before me, a Notary Public in and for GUAM, U.S.A., personally appeared YUN-JU CHEN known to me to be the authorized representative of WELLBORN, LLC. a Guam Limited Liability Company, whose name is subscribed to the within instrument and he/she acknowledged to me that he/she executed on behalf of said corporation for the uses and purposes therein set forth.

WITNESS my hand and official seal.

[SEAL]

Lena G. Pangelinan
NOTARY PUBLIC

JILLEN K. ALFRED
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: July 05, 2008
Rt. 8, 715 Chalan Machalis
Suite 101 Malls, Guam 96910

NOTARY PUBLIC

CONSENT OF GRANTOR'S SPOUSE

I, **MARLENE YAO ROBATO ONG** wife of **DAVID ONG** "Grantor" of the WARRANTY DEED on LOT NO. 7110-NEW-NEW-2, YIGO and LOT NO. 7110-NEW-NEW-R2, YIGO, GUAM, executed on February 27, 2007 2007, to HELLBORN, LLC, A Guam Limited Liability Company, "Grantee". I have read the foregoing WARRANTY DEED, carefully and hereby consent to its execution and performance in all respect. I, **MARLENE YAO ROBATO ONG**, acknowledge that I have no claim or interest in LOT NO. 7110-NEW-NEW-2, YIGO and LOT NO. 7110-NEW-NEW-R2, YIGO, GUAM, and to the extent that I do have any interest, I hereby consent in the execution of the WARRANTY DEED, executed by my spouse, **DAVID ONG**.

Dated: This 27 day of FEBRUARY, 2007.

Marlene Yao Robato Ong

MARLENE YAO ROBATO ONG
BY: DAVID HU ONG
HER ATTORNEY-IN-FACT # 751486

GUAM, U.S.A.)
) ss.:
CITY OF MAITE)

On this 27 day of FEBRUARY, 2007, before me a Notary Public, in and for GUAM, U.S.A., personally appeared DAVID HU ONG known to me to the person whose name is subscribed to the foregoing instrument as the attorney-in-fact of **MARLENE YAO ROBATO ONG**, and he acknowledge to me that he subscribed the name of **MARLENE YAO ROBATO ONG**, thereto as principal and his own name as attorney-in-fact.

WITNESS my hand and official seal.

Arlene L. Abad

and performance in all respect. I, MARLENE YAO ROBATO ONG, acknowledge that I have no claim or interest in LOT NO. 7110-NEW-NEW-2, YIGO and LOT NO. 7110-NEW-NEW-R2, YIGO, GUAM, and to the extent that I do have any interest, I hereby consent in the execution of the WARRANTY DEED, executed by my spouse, DAVID ONG.

Dated: This 27 day of FEBRUARY, 2007.

Marlene Yao Robato Ong

MARLENE YAO ROBATO ONG
BY: DAVID HU ONG
HER ATTORNEY-IN-FACT # 751486

GUAM, U.S.A.)
) ss.:
CITY OF MAITE)

On this 27 day of FEBRUARY, 2007, before me a Notary Public, in and for GUAM, U.S.A., personally appeared DAVID HU ONG known to me to the person whose name is subscribed to the foregoing instrument as the attorney-in-fact of MARLENE YAO ROBATO ONG, and he acknowledge to me that he subscribed the name of MARLENE YAO ROBATO ONG, thereto as principal and his own name as attorney-in-fact.

WITNESS my hand and official seal.

)SEAL(

Aileen K. Alfred

NOTARY PUBLIC

AILEEN K. ALFRED
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: July 09, 2008
Rt. 8, 710 Chalan Machalute
Suite 101 Maite, Guam 96910

5. Wellborn Subdivision Survey Map PLS 60

a. Consolidation Survey Map
b. Subdivision Survey Map
c. Subdivision Survey Map Match Lines 1 through 4

6. GEPA FONSI Environmental Impact Assessment

a. GEO Engineering & Testing, Inc., Soils and Percolation Test
b. Water and Sewage Demand Estimate
c. Electrical Calculations

Guam Environmental Protection Agency
Environmental Impact Assessment

CASE NO.: _____ ***PROJECT TITLE:*** ***Wellborn Estates***

APPLICATION FOR A FINDING OF NO SIGNIFICANT IMPACT

1. ***Name, address and business telephone of applicant:***

   Wellborn LLC
   C/O Harry D. Gutierrez, *Consultant*
   119 Gutierrez Way
   Agana Heights, Guam 96932
   Phone: *(671) 482-5315*
   Fax: *(671) 632-2763*

2. ***Name and title of representative if applicant is a business or governmental agency:***

   Attn: ***Harry D. Gutierrez,*** *Consultant*

3. ***Location of proposed project: (Include tract, lot, municipality and a location map).***

The proposed Wellborn Estates is located within the Municipality of Yigo north of Gayinero Road and within the immediate proximity of Our Lady of Lourdes Catholic Church. The site fronts Marine Corp Drive and is bounded to the north by Milalak Drive and Tun Josen Diego Road to the south. It is contiguous to Springhill Subdivision located to the west while the Church of Jesus Christ of Latter Day Saints is immediately north across Milalak Drive.

The Wellborn Estates received a tentative subdivision approval on September 25, 2009 and a renewal on August 30, 2010. The project was delayed based on the availability of local skilled laborers and the inability to meet such shortfalls resulting from the moratorium established by the U.S. Department of State on H-2B temporary worker visas. Additionally, delays and waning economic conditions influenced the developer to reformulate the focus of the subdivision towards a broader market base of consumers. The Wellborn Estate subdivision is a new plan and layout with almost synonymous traffic, water, sewer and electrical impacts as the prior approved plan.

Land uses in the immediate vicinity range from vacant/undeveloped parcels, denominational churches, single-family residential uses, a school, commercial uses and the GPA power generation/ Yigo substation.

The Wellborn Estates contain the following parcels:

Figure 1.

ORIGINAL PARCELS			
SEQ	LOT NO.	COMPUTATED AREA (sm)	RECORDED AREA (sm)
1	[illegible]	59,988	60,000
2	[illegible]	3,716	3,716
3	[illegible]	62,684	62,651
Total Area:		126,388	126,367

The parcels will be consolidated and recorded setback reservations along Milalak Drive and Tun Josen Diego Road will be parceled out meeting the requirements to establish the new tract designation for the Wellborn Estates subdivision project.

Figure 2.

PROPOSED CONSOLIDATION PRIOR TO WELLBORN ESTATES TRACT SUBDIVISION			
SEQ	LOT NO.	COMPUTATED AREA (sm)	
1	[illegible]	123,923	Wellborn Estates Developable Area
2	[illegible]	432	
3	[illegible]	2,033	
Total Area:		126,388	

4. General nature of project: (i.e. single family residence, gas station, parking lot, etc.)

Wellborn LLC, the owner of the project, proposes to subdivide one hundred twenty one (121) single family lots and a "C" (Commercial) lot establishing the context of the proposed project within Yigo The proposed subdivision is dual zoned. Over 75% of the entire site is predominately zoned "R2" (Multiple Dwelling) while the remaining area fronting Marine Corp Drive is "C" (Commercial). The commercially zoned area is setbacked two hundred (200) feet along Marine Corp Drive.

The project area is zoned for "R2" (Multiple Dwelling) but "R1" (Single Family) detached homes in a one hundred twenty one (121) single family site is proposed. The commercialized area will be accessible from Marine Corp Drive and not from within the project site. All infrastructural accommodations to this area is separate and apart from the primary one hundred twenty one lot single family subdivision.

The project encompasses a fully improved residential subdivision integrating the

necessary amenities to support a successful community and further offers substantial benefits for Guam and Yigo. The project through a single phase three (3) increment development process is planned towards maximizing site sensitivity and compatibility with the adjacent and contiguous residential areas. This scheme of development will mitigate and abate much of the environmental impacts caused by construction to the contiguous residential housing units. Construction of the subdivision improvements is expected to exceed twelve (12) months only after all necessary permits and government approvals are secured.

5. ***Are any of the following critical environmental factors affected by the proposed project? If yes, describe the impact, otherwise enter "none".***

Environmental factor	***Impact***
Archaeological feature	***NONE***

The property is located within an area that has received disturbance. No known archaeological features are known to exist or have been recorded on the site or within the immediate vicinity.

Critical habitat area	***NONE***

The site is not located in or near an area identified as critical habitat.

Groundwater recharge area	***YES***

The lot is situated within the northern aquifer designated as GEPA APC1. However, impacts to the recharge area are abated and at least nominal as sewage will be conveyed through the public system while storm drain retention facilities will be diverted to a centralized ponding area upon completion of the project.

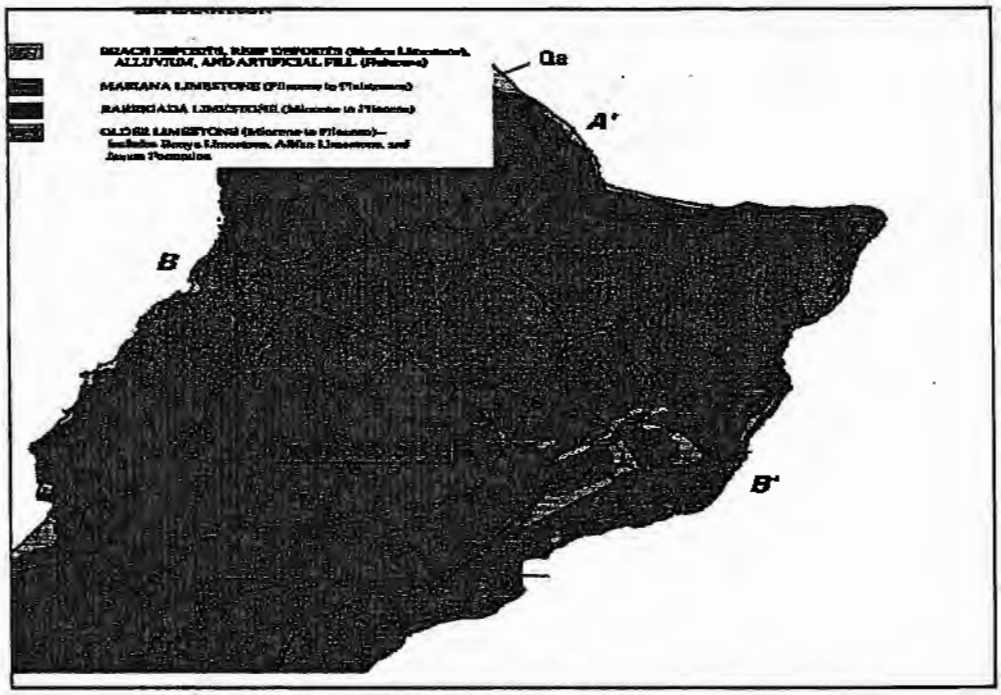


Figure 3. *Underlying Barrigada Limestone.*

Marine waters ***NONE***

The property is located in-land located distally away from any marine resources. Impact to coastal resources is highly doubtful.

Pristine forest ***NONE***

The subject property lies on Barrigada limestone which is described as massive, medium to coarse grained, white foraminiferal limestone. Lentic and lotic aquatic conditions do not occur within or adjacent to the property. The parcel contains primarily secondary growth vegetation which would be categorized as disturbed vegetation. The site consists of mostly overgrown vegetation. *Most of the property has been cleared over several different occasions. Westward side of the property was cleared partially during Spring Hills Phase I development and the Marine Corps Drive side during widening of Route 1. Clearing and grading of the property site will be coordinated and directed to the attention of the the Department of Parks and Recreation through the Building Permit process that will be initiated by the Owner, or its Representative.*

Reef flats ***NONE***

It is highly doubtful for the project to directly impact the reef resources.

Streams, lakes or ponds ***NONE***

No water courses or wet lands are situated within the proximity. The geological disposition of limestone is highly porous with rapid permeability.

Watersheds ***NONE***

Ibid as above.

Wellhead protection zone ***NONE***

The site is not located within any wellhead protection zone. Proximal Wells are located across Marine Corp Drive adjacent to the Bordallo/Takano Subdivision.

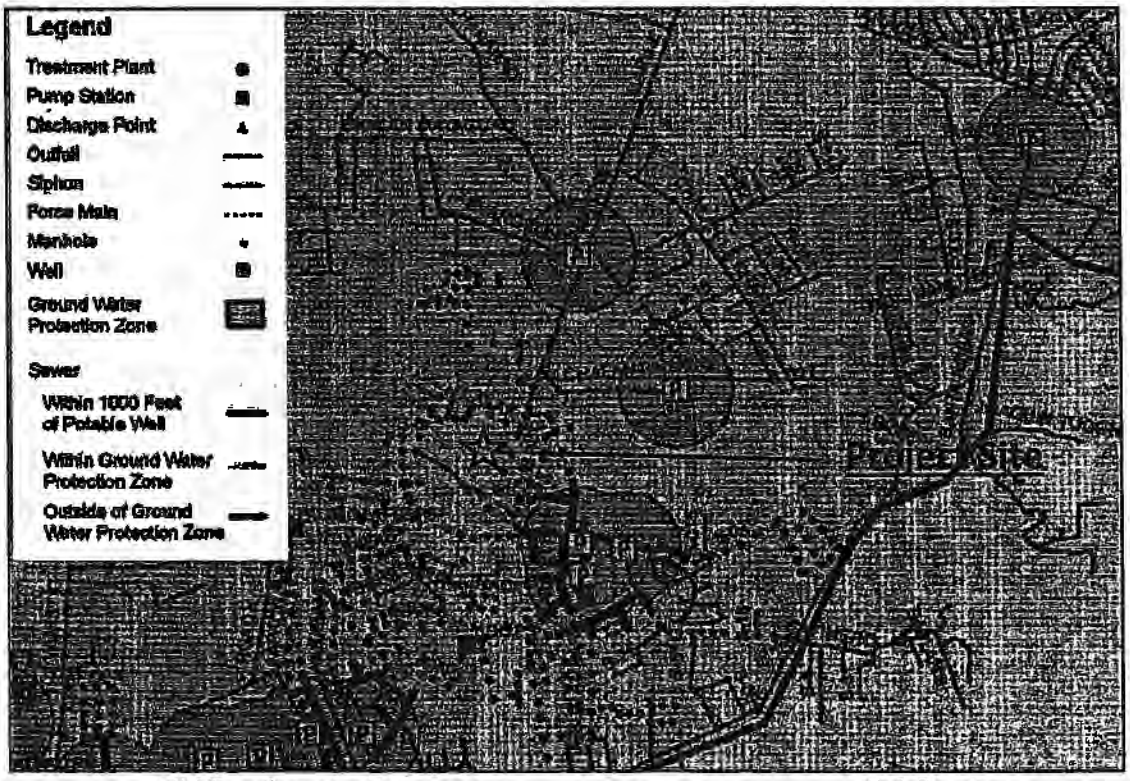


Figure 4. *Wellhead protection zone located on Bordallo/Takano Subdivision across Marine Corp Drive.*

Wetlands ***NONE***

Ibid as Streams, lakes or ponds.

6. Will the project result in any of the following environmental impacts:

Production of toxic or hazardous waste?

The proposed subdivision will conform to the permitted activities within the zone. No anticipated toxic wastes are anticipated during the construction phase of development. Any soils resulting from any accidental heavy equipment oil spills will be disposed of in accordance with EPA protocols.

Dislocation of existing businesses?

No businesses will be displaced. The proposed project parcels ±25,210 square meters of Marine Corp Drive frontage for commercial purposes. The proposed commercialized activity anticipates added commercial opportunities to the area.

- residences?

The site currently situates no dwelling units. No residences will be displaced as a result of the propased activity. However, one hundred twenty one (121) single family lots are proposed within the Wellborn Estates subdivision.

- public areas?

The parcel is owned by Wellborn LLC. No public resources will be encroached upon.

- Production of air contaminants?

Primary emission impacts will be derived solely from vehicular movements in and out of the site during construction and upon occupancy. This source is unlikely to create any significant or adverse impacts in the project area. No backup generation systems are proposed on site.

Increase in the requirements for:

System Development Charges (SDC) are fees that are assessed by the Guam Waterworks Authority on ***new development and to those persons who are changing an existing building or facility where density is increased.*** *The SDC fee pays a portion of the costs borne by GWA to accommodate the increased demand for water and wastewater services that arise from the new development. These fees are collected to help offset the impact your project will have on the Island's infrastructure of water and sewer systems.*

Figure 5.

SYSTEM DEVELOPMENT CHARGE (SDC) FEE SCHEDULE

Water Meter Size	*Water SDC*	*Sewer SDC*	*Total SDC*
3/4"	*$3,190*	*$5,212*	*$8,402*
1"	*$5,316*	*$8,686*	*$14,002*

It is estimated that the minimum 3/4 inch line size SDC fee at eight thousand four hundred two dollars ($8,402) per unit assessed at one hundred twenty one (121) units will amount a minimum of ***one million sixteen thousand six hundred forty two dollars ($1,016,642)*** *for GWA. This amount may increase contingent on the design, floor height and distance from the water main of a particular unit requiring a one (1) inch meter.*

- drinking water supply?

The Wellborn Estates Subdivision will be integrally serviced through the existing public water system. A 12 inch main runs along Route 1. The project anticipates a daily water usage of forty eight thousand four hundred (48,400)gpd. An 8 inch water main will convey water from Milalak Drive along the northern boundary of the project.

Figure 6.

DOMESTIC WATER SUPPLY CONSUMPTION	
Standard Unit Type (Assumed):	***4 Bedroom Single Family Dwelling***
Number of Units	***121***
Estimated Number of Occupants per unit:	***5 individuals per unit***
Estimated quantity of water per person per day (gallon).	***80 gallons per day***
Total quantity of water required per day (gallon).	***48,400 gallons per day***

There will be an increase in water consumption for the proposed project. A six (6) inch water line main is sized within the main arterial rights of way within the subdivision. Also, a six (6) inch line will extend southbound exiting the development onto the existing street, Tun Josen Diego Road, then extending towards Marine Corps Drive to make the final connection. It will supply the fire hydrant/protection system for the development and will connect to existing six (6) inch GWA water main line along Marine Drive Corps. A two (2) inch secondary waterline or GWA's recommended size will be installed through the lanes and the water line will then be connected to the new six (6) inch line on both sides looping the waterline connection, in order, to distribute water throughout the community equally balancing pressure and flow. The one hundred twenty one (121) single family homes will be assessed a GWA Potable water calculations are provided within the application.

- sewage disposal?

The Wellborn Estates Subdivision will be adequately serviced through a centralized public sewage system. Sewage within the development will be conveyed through conventional 8 inch gravity line that will connect along Milalak Drive and Tun Josen Diego Road. Wastewater capacity calculations indicate that the additional 121 parcel subdivision will generate an average flow of 20 gallons per minute into an 8 inch gravity line within phase II of Ypapao Estates.

Figure 7.

DOMESTIC DAILY SEWAGE FLOW	
Percentage of Daily Sewage Flow	***110%***
Estimated Water Consumption	***48,400 gallons per day***
Estimated Daily Sewage Flow	***53,240 gallons per day***

The waste water sewage requirements from the project is estimated to generate an average flow of fifty three thousand two hundred forty (53,240) gallons per day. The proposed sewer connection will be six inch (6") gravity flow connecting to an existing eight inch (8") GWA sewer system fronting Marine Corps Drive.



- vehicle traffic?

Wellborn Estates provides for two (2) sixty (60) feet wide collector roads whose ingress and egress are located on Tun Josen Diego Road and Milalak Road connected to Marine Corp Drive. The two roads are located distally apart along the the northern and southern boundaries of the development. The proposed development does not anticipate to adversely add to the current vehicular traffic along Marine Corp Drive. However, there will be increased vehicular trips along Tun Josen Diego Road and Milalak Road. Based on vehicle trip factors obtained from Stover and Koepke (1988), the maximum number of vehicles trips per day to and from the additional 121 single unit subdivision may be as much as 2,651. This high traffic estimate will occur during special occasions, e.g., fiestas. The mean number of vehicle trips per day is estimated at 1,214 or 122 vehicle trips during peak hours.

7. - Clearing and grading?

Clearing and grading permit will be required of this proposed subdivision. Earthwork on the site will be mandatory in meeting with the final grade plan requiring a balance of cut and fill activities enabling the gravity sewage and storm water systems to work. An environmental protection plan and erosion control plan will be prepared by the contractor prior to the acquisition of the permit. A permit will be acquired from the Department of Public Works and cleared through the various agencies prior to commencement of any civil activities.

Survey map categorize the type of soil: Guam-Urban Land Complex, which is a limestone plateaus that are characterized by the effects of development where roads, buildings, parking lots and airstrip are usually built. The soil is usually disturbed by land shaping for urban development. The subsoil is coralline limestone. For more detailed information for the site ground, refer to the "Report GeoTechnical Investigation".

Slope: The overall project site topography is relatively flat, slightly sloping towards the south east. The highest portion of the site is located within the northwest portion of the property adjacent to the existing Spring Hills Phase I subdivision with thirty two (32) existing single family homes, just beyond the project site westward about two hundred (200) feet away is the summit of the Spring Hills with elevation of five hundred thirty (530) feet. The highest elevation of the project site is approximately five hundred and eight (508') feet. The lowest elevation of the project site Is located at the southeast most part of the property and approximately four hundred sixty five (465) feet.

The relative topography of the property seems to converge, from all directions sloping downward towards the southeast portion of the property.

- On-site, individual waste water disposal system?

None. *However, storm water retention facilities are provided within the proposed subdivision to sustain all storm water runoff from the development meeting the 20 year storm requirement. Storm water drainage system run-offs from the project site will be collected and handled on-site. No discharge of storm water runoff will be allowed beyond the project boundaries.*

- Above ground or below ground storage tank?

No such facility will be situated within the proposed project site.

DECLARATION BY APPLICANT

This project will not result in a significant adverse environmental impact.

_____ _____

Applicant ***Date***

GEO-ENGINEERING & TESTING, INC. Tel:671/646-7710
Geotechnical Engineers / Drillers Fax: 671/646-6600
P. O. Box 8170, Tamuning, GU 96931

11 December 2007
490.03

Studio E Development
P.O. Box 307
Hagatna, Guam 96932
Tel. No. (671) 646-8915

Attention: Mr. Jae Ji

Dear Mr. Ji:

Percolation Test
Lot 7110-NEW-NEW-1,
Lot 7110-NEW-NEW-2,
Loy 7710-NEW-NEW-R2,
Wellborn Estate
Yigo, Guam

We performed one percolation test at the approximate location shown on the attached plan. We excavated the percolation test pit utilizing a backhoe down to a depth of 8 feet below the existing ground surface. The test hole exposed 2.5 feet soft, reddish brown-white silt with coralline limestone gravel. Thereafter, it was weak to moderately hard, light brown-white coralline limestone.

The percolation test hole was first saturated with water prior to conducting the test. The following results were obtained:

Percolation Test No.	Initial Rate, inches/minute	Overall Percolation Rate, inches/minute	Last Percolation Rate, inches/minute	Recommended Design Rate, inches/minute
1	2.143	0.786	0.621	0.621

Please contact us if there are any questions.

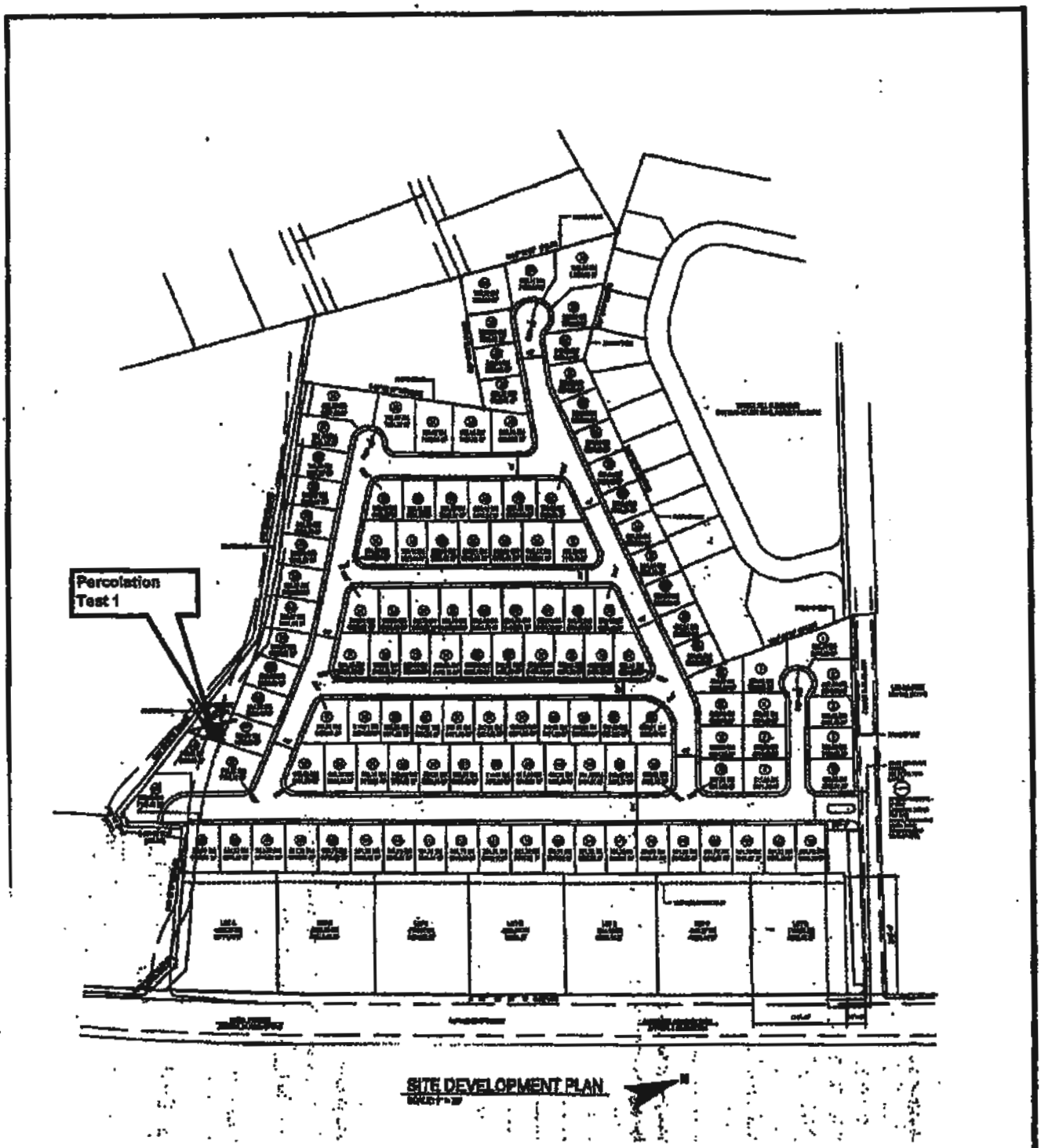
Respectfully submitted,

GEO-ENGINEERING & TESTING, INC.

Ukrit Siriprusanan
Civil Engineer – 360

Attachment: Percolation Test Location

ATTACHMENT B



GEO-ENGINEERING & TESTING, INC. Geotechnical & Material Testing Engineers	**PERCOLATION TEST LOCATION PLAN** Studio E Development	PLATE 1
Job No. 490.03 Appr. US/ Date 12/11/07	YIGO GUAM	

Project: Proposed Subdivision Date: 12//2007
Yigo, Guam

PONDING BASIN
Composite "c"

Roof	=	6.22 Acre	X	0.98	=	6.09
Paved Area	=	9.32		0.93	=	8.67
Green Area	=	15.54		0.65	=	10.10
		31.08 Acres				24.86
c"	=	0.80				

Assumed Soil Seepage Area = 8784
Percolation Rate, v (inches/minute) = 0.621

Trials				
	Vol = -1917.803	Trial 5		Vol = 4455.311914
2	Vol = -809.103	6		Vol = 6618.982027
3	Vol = 696.51446	7		Vol = 9663.390526
4	Vol = 2073.3218			

Rainfall (iph) from Depth-Duration Graph, Fig. 6.1

i 40	=	3.4	
i 60	=	3.75	(1.0 hours)
i 90	=	4.4	(1.5 hours)
i 120	=	4.95	(2 hours)
i 180	=	5.65	(3 hours)
i 240	=	6.6	(4 hours)
i 360	=	7.5	(6 hours)
i 1440	=	14.8	(24 hours)

Outflow
Existing infiltration trench seepage area, a = 8784 sf
v (inches/minute) = 0.621 = 0.0008625 cfs
Q* = (a) (v) = 7.57620 cfs

Inflow
tm = 20 years
Water Shade Area = 31.078896 acre
tc = 10 minutes for area less than 100 acres
c' = 0.35
c" - c' = 0.45 (existing condition is green)

Infiltration Trench Volume by Trial

Trial 1: 40 minutes
i = 3.4 = 5.10 iph

$$\text{Inflow, } Q" = \left| (c" - c') \, i \right|^{40/60} \quad 71.326067 \text{ cfs}$$

Volume = (Q" - Q*) [(40) (60) (10) (60) (Q*)/Q"]
= 63.750 X -30.08325147
= -1918 cf

ATTACHMENT J

Trial 2: 60 minutes

i = 3.75 / 60/60 = 3.75 iph

Inflow, Q" = (c"- c') i A 52.445637 cfs

Volume = (Q" - Q*) [(60) (60) (10) (60) (Q*)/Q"]

= 44.869 X -18.03238647

= -809 cf

Trial 3: 90 minutes

i = 4.4 / 90/60 = 2.93 iph

Inflow, Q" = (c"- c') i A 41.024143 cfs

Volume = (Q" - Q*) [(90) (60) (10) (60) (Q*)/Q"]

= 33.448 X 20.82383541

= 697 cf

Trial 4: 120 minutes (2 hours)

i = 4.95 / 120 / 60 = 2.48 iph

Inflow, Q" = (c"- c') i A 34.614121 cfs

Volume = (Q" - Q*) [(120) (60) (10) (60) (Q*)/Q"]

= 27.038 X 76.68200013

= 2073 cf

Trial 5: 180 minutes (3 hours)

i = 5.65 / 180 / 60 = 1.88 iph

Inflow, Q" = (c"- c') i A 26.339364 cfs

Volume = (Q" - Q*) [(180) (60) (10) (60) (Q*)/Q"]

= 18.763 X 237.4499203

= 4455 cf

Trial 6: 240 minutes (4 hours)

i = 6.6 / 240 / 60 = 1.65 iph

Inflow, Q" = (c"- c') i A 23.07608 cfs

Volume = (Q" - Q*) [(240) (60) (10) (60) (Q*)/Q"]

= 15.500 X 427.0343937

= 6619 cf

Trial 7: 360 minutes (6 hours)

i = 7.5 / 360/60 = 1.25 iph

Inflow, Q" = (c"- c') i A = 17.481879 cfs

Volume = (Q" - Q*) [(360) (6((10) (60) (Q*)/Q"]

= 9.906 X 975.540439

= 9663 cf

REQUIRED VOL. OF POND. = 9663.3905 S.F

Assume 7 foot depth of Ponding w/ 2'-0" freeboard

ACTUAL VOLUME OF POND. = 10924 AREA S.F. x 5 Feet Deep = 76468 C.F

AREA @ TOP = 13064 S.F @ 5' DEEP. , AREA @ BOTTOM = 8784 S.F.

AREA @ TOP = 150 LENGTH x 100 WIDTH = 15000 S.F.

76468 C.F > 9663.3905 C.F **THEREFORE ADEQUATE**

D R A I N A G E C A L C U L A T I O N S

WATER AND SEWAGE DEMAND ESTIMATE
121 UNIT WELLBORN SUBDIVISION

DOMESTIC WATER SUPPLY CONSUMPTION	
Standard Unit Type:	***4 Bedroom Single Family Dwelling***
Number of Units	***121***
Estimated Number of Occupants per unit:	***5 individuals per unit***
Estimated quantity of water per Person per day (gallon).	***80 gallons per day***
Total quantity of water required Per day (gallon).	***48,400 gallons per day***

DOMESTIC DAILY SEWAGE FLOW	
Percentage of Daily Sewage Flow	***110%***
Estimated Water Consumption	***48,400 gallons per day***
Estimated Daily Sewage Flow	***53,240 gallons per day***

ELECTRICAL CALCULATIONS
(YIGO SUBDIVISION)

1. DEMAND LOAD-DWELLING UNIT TYPE "A"

GENERAL LTG. AND RECEPT. 3 VA/SF X 2,400 SF	= 7,200 VA
SMALL APPLIANCES 1,500 VA X 2	= 3,000 VA
WASHING MACHINE	= 1,500 VA
DRYER	= 5,000 VA
EWH	= 9,000 VA
DISPOSER	= 1,000 VA
REFRIGERATOR	= 1,200 VA
FREEZER	= 1,200 VA
MICROWAVE	= 1,500 VA
DISWASHER	= 1,500 VA
SWIMMING POOL PUMP, 5 HP, 230V	= 6,700 VA
RANGE HOOD FAN	= 500 VA
RANGE	= 12,000 VA
AC LOAD	= 14,400 VA
	64,500 VA

FIRST 10,000 VA @ 100%	= 10,000 VA
REMAINDER @ 40%	= 16,040 VA
AC LOAD @ 100%	= 14,400 VA
	38,584 VA

I D.L = 40,440 /240 = 168.5 AMP

USE 200 AMP, 120/240V, 1 PHASE, 3W PANEL

2. DEMAND LOAD-DWELLING UNIT TYPE "B"

GENERAL LTG. AND RECEPT. 3 VA/SF X 2,400 SF	= 7,200 VA
SMALL APPLIANCES 1,500 VA X 2	= 3,000 VA

Doc. No. 34GL-18-2453.

WASHING MACHINE		= 1,500 VA
DRYER		= 5,000 VA
EWH		= 9,000 VA
DISPOSER		= 1,000 VA
REFRIGERATOR		= 1,200 VA
FREEZER		= 1,200 VA
MICROWAVE		= 1,500 VA
DISWASHER		= 1,500 VA
SWIMMING POOL PUMP, 5 HP, 230V		= 6,700 VA
RANGE HOOD FAN		= 500 VA
RANGE		= 12,000 VA
AC LOAD		= 14,400 VA
		64,500 VA
FIRST 10,000 VA @ 100%	= 10,000 VA	
REMAINDER @ 40%	= 16,040 VA	
AC LOAD @ 100%	= 14,400 VA	
	38,584 VA	

I D.L = 40,440 /240 = 168.5 AMP

USE 200 AMP, 120/240V, 1 PHASE, 3W PANEL

3. DEMAND LOAD-DWELLING UNIT TYPE "C"

GENERAL LTG. AND RECEPT. 3 VA/SF X 2,236 SF	= 6,708 VA
SMALL APPLIANCES 1,500 VA X 2	= 3,000 VA
WASHING MACHINE	= 1,500 VA
DRYER	= 5,000 VA
EWH	= 9,000 VA
DISPOSER	= 1,000 VA
REFRIGERATOR	= 1,200 VA

FREEZER		= 1,200 VA
MICROWAVE		= 1,500 VA
DISWASHER		= 1,500 VA
SWIMMING POOL PUMP, 5 HP, 230V		= 6,700 VA
RANGE HOOD FAN		= 500 VA
RANGE		= 12,000 VA
AC LOAD		= 13,416 VA
		52,924 VA
FIRST 10,000 VA @ 100%	= 10,000 VA	
REMAINDER @ 40%	= 11,803 VA	
AC LOAD @ 100%	= 13,416 VA	
	35,219 VA	

I D.L = 35,219/240 = 146.7 AMP

USE 200 AMP, 120/240V, 1 PHASE, 3W PANEL

4. DEMAND LOAD-DWELLING UNIT TYPE "D"

GENERAL LTG. AND RECEPT. 3 VA/SF X 2,660 SF	= 7,980 VA
SMALL APPLIANCES 1,500 VA X 2	= 3,000 VA
WASHING MACHINE	= 1,500 VA
DRYER	= 5,000 VA
EWH	= 9,000 VA
DISPOSER	= 1,000 VA
REFRIGERATOR	= 1,200 VA
FREEZER	= 1,200 VA
MICROWAVE	= 1,500 VA
DISWASHER	= 1,500 VA
SWIMMING POOL PUMP, 5 HP, 230V	= 6,700 VA
RANGE HOOD FAN	= 500 VA
RANGE	= 12,000 VA

AC LOAD = 15,960 VA
68,040 VA

FIRST 10,000 VA @ 100% = 10,000 VA
REMAINDER @ 40% = 16,832 VA
AC LOAD @ 100% = 15,960 VA
42,792 VA

I D.L = 42,792 /240 = 178.3 AMP

USE 200 AMP, 120/240V, 1 PHASE, 3W PANEL

5. DEMAND LOAD-STREET LIGHTING

80 EACH STREET LIGHTS, 150 HP = 12,000 VA

6. TOTAL DEMAND LOAD-DWELLING UNITS

TYPE "A" 25 UNITS X 64,500 VA = 1,612,500 VA

TYPE "B' 25 UNITS X 64,500 VA = 1,612,500 VA

TYPE "C" 25 UNITS X 52,924 VA = 1,323,100 VA

TYPE "D" 25 UNITS X 68,040 VA = 1,701,000 VA
6,249,100 VA

USING OPTIONAL CALCULATIONS TABLE 220-32 THE DEMAND FACTOR FOR 121 UNITS IS 23% X 6,249,100 VA = 1,437,293 VA

7. GRAND TOTAL DEMAND LOAD-DWELLING UNITS AND STREET LIGHTING

DWELLING UNITS = 1,437,293 VA

STREET LIGHTING = 12,000 VA
1,449,293 VA

1,449,293 VA / 1000 = 1, 449.29 KVA

ASSUME 1500 KVA

7.Subdivision Improvements Engineering Design

a. T-1 Title Sheet
b. C-1.0 General Notes
c. C-1.1 Water Main General Notes, Storm Sewer General Notes
d. C-2.0 Topo Map
e. C-2.1 Existing Topo and Proposed Finish Elevation
f. C-2.2 Proposed Grading and Road Elevation
g. C-2.3 Road Profile
h. C-2.4 Road Profile (cont.)
i. C-3.0 to C-3.4 Propose Subdivision Plan
j. C-4.0 to C-4.4 Water/Sewer Utility Layout
k. C-4.5 to C-4.6 Water and Sewer Line Profile
l. C-4.7 to C-4.8 Water and Sewer Line Profile
m. C-5.0 to C-5.3 Drainage Plan
n. C-5.4 to C-5.3 Drainage Profile
o. C-6.0 Road Signs Markings
p. C-7.0 Detail (Trench)
q. C-7.1 Road Profile and Utility Locations
r. C-8.0 Detail (Water Connection)
s. C-9.0 Detail (Manhole Air Valve)
t. C-10.0 Detail (Water Connection)
u. C-11.0 Detail (Storm Drain)
v. C-12.0 Detail (Road Details)
w.C-13.0 Detail (Chain Link)
x. C-14.0 Detail (Fence Guards)
y. C-15.0 Detail (Fence Guards)

WELLBORN ESTATE SUBDIVISION
LOT 7110 NEW-NEW 1; LOT 7110 NEW-NEW2;
LOT 7710 NEW-NEW R2
ROUTE 1, YIGO, GUAM

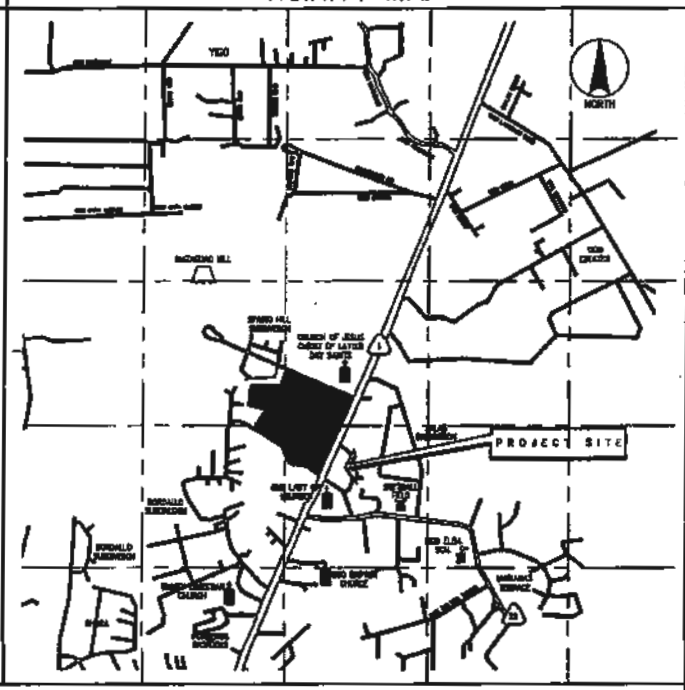
PROPOSED YIGO SUBDIVISION

LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

LOCATION MAP



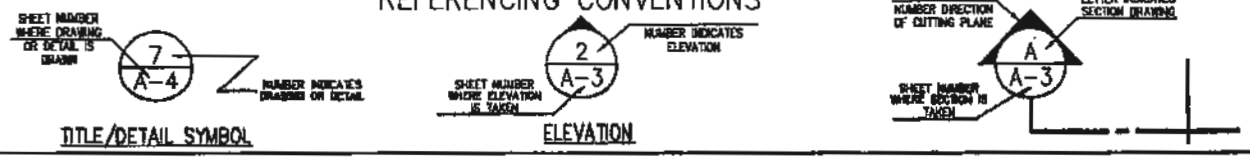
VICINITY MAP



INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
T-1	TITLE SHEET, VICINITY MAP AND LOCATION MAPS, INDEX OF DRAWINGS
C-1.0	GENERAL NOTES
C-1.1	WATER MAIN GENERAL NOTES, STORM SEWER GENERAL NOTES
C-2.0	EXISTING TOPO MAP
C-2.1	EXISTING TOPO AND PROPOSED FINISH ELEVATION
C-2.2	PROPOSED GRADING AND ROAD ELEVATION
C-2.3-2.4	ROAD PROFILE
C-3.0-3.4	PROPOSED SUBDIVISION PLAN
C-4.0-4.4	WATER/SEWER UTILITY LAYOUT
C-4.5-4.6	WATER AND SEWER LINE PROFILE
C-4.7-4.8	WATER AND SEWER LINE PROFILE
C-5.0-5.3	DRAINAGE PLAN
C-5.4-5.5	DRAINAGE PROFILE
C-6.0	ROAD SIGNS MARKINGS
C-7.0	DETAIL (TRENCH)
C-8.0	DETAIL (WATER CONNECTION)
C-9.0	DETAIL (MANHOLE AIR VALVE)
C-10.0	DETAIL (WATER CONNECTION)
C-11.0	DETAIL (STORM DRAIN)
C-12.0	DETAIL (ROAD DETAILS)
C-13.0	DETAIL (CHAINLINK)
C-14.0	FENCE GUARDS
C-15.0	FENCE GUARDS

REFERENCING CONVENTIONS



E.T. CRUZ & ASSOCIATES
P.O. BOX 6193 TAMUNING, GUAM 96931
TELEFAX: 646-4186 (671) 646-6966
E-MAIL : etcruz@ite.net

T-1

WATER MAIN GENERAL NOTES

1. ALL PIPELINE MATERIAL AND INSTALLATION SHALL CONFORM TO GUAM WATERWORKS AUTHORITY/NAVFAC (MARCH, 2008), CONTRACT DOCUMENTS, TECHNICAL SPECIFICATIONS AND ALL APPLICABLE LOCAL AND STATE REQUIREMENTS.
2. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS ARE IN HAND BEFORE COMMENCEMENT OF CONSTRUCTION.
3. ALL UTILITY OWNERS AND THE GUAM RECTIFIERS AUTHORITY (GRA-PAT) MUST BE NOTIFIED SEVENTY-TWO (72) HOURS PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY FIBEROPTICS COMPANIES SEVEN (7) WORKING DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THEIR AREA. EXTREME CAUTION SHALL BE USED IN AREAS WHERE FIBEROPTIC CABLE IS LOCATED ADJACENT TO CONSTRUCTION ACTIVITY.
5. ALL PIPING AND/OR APPURTENANCES CONNECTING TO ADJACENT CONSTRUCTION SHALL BE PLUGGED IF ADJACENT WORK HAS NOT BEEN COMPLETED.
6. CONTRACTOR SHALL PROVIDE TEMPORARY THRUST RESTRAINTS, BRACING, TEST PLUGS AMONG OTHER DEVICES NECESSARY TO SUCCESSFULLY COMPLETE PRESSURE TESTING OF ALL WATER MAIN PIPING SYSTEMS.
7. ALL FITTINGS FOR BURIED PIPING 4-INCH AND LARGER, SHALL BE DUCTILE IRON MECHANICAL JOINT GLAND, BITUMINOUS COATED EXTERIOR, APPLIED PER AWWA/ANSI A21.10/C151 UNLESS NOTED OTHERWISE. THESE FITTINGS SHALL INCORPORATE RESTRAINING RINGS, MEGALUGS OR OTHER APPROVED EQUIVALENT MECHANICAL DEVICES.
8. ALL BURIED PIPING SPECIFIED FOR PRESSURE SERVICE SHALL BE PROVIDED WITH RESTRAINING DEVICES AT ALL DIRECTIONAL CHANGES, UNLESS NOTED OTHERWISE.
9. ALL PROPOSED DUCTILE IRON PIPE, FITTINGS AND RESTRAINTS WITHIN FIFTY (50) FEET OF AN EXISTING GAS MAIN SHALL BE POLYETHYLENE ENCASED.
10. ALL FASTENERS SHALL BE MANUFACTURED OF NON-CORROSIVE MATERIALS.
11. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN DERIVED FROM EXISTING UTILITY RECORDS AND ACCURACY OF THIS INFORMATION IS NOT GUARANTEED. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, DEPTH AND CHARACTER OF ALL UTILITIES PRIOR TO EXCAVATION IN ORDER TO PROTECT THEM DURING CONSTRUCTION.
12. WHERE MINIMUM SEPARATION BETWEEN UTILITIES IS REQUIRED, THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
13. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AT ALL INTERSECTIONS OF PROPOSED WORK AND EXISTING UTILITIES. THE EXPLORATORY EXCAVATIONS SHALL BE MADE FORTY-EIGHT (48) HOURS IN ADVANCE OF THE PROPOSED WORK. IF THERE IS A CONFLICT THE CONTRACTOR SHALL NOTIFY GUAM WATERWORKS AUTHORITY IMMEDIATELY. INFORMATION ON THE OBSTRUCTION SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL INCLUDE: LOCATION, ELEVATION, UTILITY TYPE, MATERIAL AND SIZE.
14. LOCATIONS AND DIMENSIONS OF EXISTING RIGHTS-OF-WAY AND EASEMENTS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE LIMITS OF RIGHTS-OF-WAY AND EASEMENTS IN ORDER TO AVOID ENCROACHMENTS.
15. THE CONTRACTOR SHALL REPLACE SOD 3 FEET FROM ALL DISTURBED AREAS: STRUCTURES, SIDEWALKS, ROADS, AND POND IMPROVEMENT AREAS. ALL OTHER DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE DRAWINGS.
16. THE CONTRACTOR SHALL REPLACE, BUT NOT BE LIMITED TO, PAVING, STABILIZED EARTH, DRIVEWAY OR ANY ITEM DISTURBED OR DAMAGED BY THE CONSTRUCTION OR ITS RELATED ACTIVITIES. THE CONTRACTOR SHALL REPLACE WITH EQUAL MATERIAL OR AS DIRECTED BY GUAM WATERWORKS AUTHORITY.
17. THE DISPOSAL OF ANY EXCESS EARTHWORK MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
18. ALL PRACTICAL AND NECESSARY EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT UNNECESSARY TREE REMOVAL.
19. ALL ELEVATIONS SHOWN ON THESE DRAWINGS REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD).
20. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE HIS WORK WITH THE WORK SCHEDULE OF ADJACENT CONTRACTORS AS WELL AS THE OPERATIONS STAFF OF GUAM WATERWORKS AUTHORITY.
21. THE CONTRACTOR SHALL NOTIFY GUAM WATERWORKS AUTHORITY UTILITY DEPARTMENT 72 HOURS BEFORE COMMENCING WITH CONSTRUCTION.
22. PIPE MEASUREMENTS SHALL BE CENTER-TO-CENTER OF FITTINGS OR VALVES.
23. PVC PIPE LESS THAN 3-INCH SHALL CONFORM TO ASTM D1785. THREADED PIPE AND FITTINGS SHALL BE SCH. 80 AND CONFORM TO ASTM D2464, UNLESS NOTED OTHERWISE. PVC PIPE SHALL BE SCH. 40 (POLYVINYL CHLORIDE) UNLESS NOTED OTHERWISE. PVC PIPE AND FITTINGS SHALL COMPLY WITH ASTM D2466 AND D2564.
24. 4" & 12" AND 8" PVC PIPE SHALL CONFORM TO ASTM D2241, PIPE SHALL BE RATED FOR 315 PSI FOR DIMENSION RATIO (DR) 13.5 AND A WATER PRESSURE RATING OF 200 PSI.
25. PVC PIPE 4-INCHES THROUGH 12-INCHES SHALL CONFORM TO AWWA STANDARD C900 (DR18); PVC PIPE 14-INCHES THROUGH 48-INCHES SHALL CONFORM TO AWWA STANDARD C905 (DR18) UNLESS NOTED OTHERWISE.
26. DUCTILE IRON PIPE SHALL CONFORM TO AWWA STANDARD C151, PRESSURE CLASS 350 FOR 4-INCH THROUGH 12-INCH DIAMETER PIPE; PRESSURE CLASS 250 FOR PIPE LARGER THAN 12-INCHES IN DIAMETER UNLESS NOTED OTHERWISE.
27. VALVES FOR POTABLE WATER MAINS SHALL BE DUCTILE IRON (DI) EPOXY COATED GATE VALVES OR BUTTERFLY VALVES. VALVES FOR NON-POTABLE WATER MAINS SHALL BE DUCTILE IRON (DI) EPOXY COATED GATE VALVES ONLY. SEE SPECIFICATIONS FOR DETAILS.
28. ALL POLYETHYLENE PRESSURE PIPE AND FITTINGS 4-INCH AND LARGER SHALL CONFORM TO AWWA STANDARD C906-99 (2010) PRESSURE CLASS 160 AND ASTM STANDARD D3035, DR17 PE 3408.
29. ALL POLYETHYLENE PIPE FOR REPAIR TUBING SHALL CONFORM TO AWWA STANDARD C901 (2008) PRESSURE CLASS 200 AND ASTM/ASTD D3035 PE 3408.
30. ALL PIPE AND POLYETHYLENE REPAIR TUBING SHALL BEAR THE NATIONAL SANITATION FOUNDATION (NSF) SEAL OF APPROVAL FOR POTABLE WATER SERVICE.
31. FITTINGS FOR BOTH PVC AND DUCTILE IRON PIPE SHALL BE DUCTILE IRON COMPACT FITTINGS CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C153/A21.53.
32. DUCTILE IRON PIPE AND FITTINGS SHALL HAVE A CEMENT MORTAR INTERIOR LINING CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA A21.4/C104. DUCTILE IRON PIPE AND FITTINGS FOR RAINWATER SHALL INCORPORATE A DOUBLE LINING OF THE CEMENT MORTAR ON THE INTERIOR SURFACE.
33. PROPER BACKFLOW PREVENTION ASSEMBLIES SHALL BE PROVIDED IN ACCORDANCE WITH HILE 43-95, IBC/UPC AND AWWA MANUAL M14, "BACKFLOW PREVENTION AND CROSS CONNECTION CONTROL" AND GUAM WATERWORKS AUTHORITY "CROSS CONNECTION CONTROL MANUAL" (LATEST EDITION).
34. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH AWWA STANDARDS, LATEST REVISIONS. HYDROSTATIC TESTING FOR PVC AWWA SHALL BE 150 PSI FOR MINIMUM OF 2 HOURS AND MEET AWWA STANDARD C605. DUCTILE IRON MAINS SHALL BE TESTED AT 150 PSI FOR 2 HOURS PER AWWA C600. ALL NEW MAINS SHALL BE DISINFECTED PER AWWA STANDARD C651. BACTERIOLOGICAL TESTS FOR 2 CONSECUTIVE DAYS SHALL BE APPROVED PRIOR TO PLACING SYSTEM INTO SERVICE.
35. PVC POTABLE WATER MAINS SHALL BE SOLID BLUE IN COLOR. DUCTILE IRON WATER MAINS SHALL INCORPORATE 3 BLUE STRIPES, PAINTED AT THE TOP AND SIDES OF THE PIPE, ALONG ITS ENTIRE LENGTH.
36. PVC RAINWATER MAINS SHALL BE SOLID PURPLE IN COLOR. DUCTILE IRON RAW WATER MAINS SHALL INCORPORATE 3 PURPLE STRIPES, PAINTED AT THE TOP AND SIDES OF THE PIPE, ALONG ITS ENTIRE LENGTH.
37. ALL POTABLE AND RAINWATER MAINS SHALL BE INSTALLED WITH THE MINIMUM VERTICAL AND HORIZONTAL SEPARATION FROM ALL EXISTING AND/OR PROPOSED SANITARY, STORM AND REUSE WATER PIPING AS REQUIRED BY TOGF RULES. CONFLICTS BETWEEN REUSE WATER MAINS, STORM AND SANITARY SEWER SYSTEMS, FORCE MAINS AND PROPOSED POTABLE OR RAW WATER MAINS SHALL BE RESOLVED BY ADJUSTING THE PROPOSED POTABLE/RAW WATER MAIN, SEE "UTILITY SEPARATION DETAIL" AND ACCOMPANYING NOTES AS SHOWN ON STD/GUAM DETAIL (STD) SHEETS OF THIS PLAN SET.
38. ALL WATER MAINS SHALL HAVE AN "EARLY WARNING" PROTECTION TAPE INSTALLED CONTINUOUSLY ALONG THE ENTIRE LENGTH. THE PROTECTION TAPE SHALL BE INSTALLED DURING THE BACKFILLING OF INCHES ABOVE AND DIRECTLY OVER THE PIPE AND BE CONTINUOUSLY MARKED WITH "CAUTION - WATER MAIN BURIED BELOW". THE TAPE SHALL BE PLASTIC, NON-METALLIC AND BE BLUE IN COLOR FOR POTABLE WATER OR WHITE FOR RAINWATER.
39. ALL WATER MAINS SHALL BE CONTINUOUSLY TRACEABLE WITH 10 GAGE SOLID STRAND, THWN WARNING WIRE. THE WIRE SHALL HAVE BLUE INSULATION FOR POTABLE WATER OR WHITE INSULATION FOR RAW WATER AND INSTALLATION SHALL CONFORM TO THE DETAIL DRAWINGS.
40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND ACCOUNTING FOR AS WELL AS RECONNECTING ALL SERVICE CONNECTIONS AFFECTED BY THE PROPOSED WATER MAIN INSTALLATION.
41. RE-USE EXISTING VALVES AND FITTINGS WHERE CONDITIONS ALLOW AND WHICH HAVE BEEN DETERMINED TO BE IN GOOD CONDITION AND BE RECORDED ON RECORD DRAWINGS. AUTHORITY SHALL MAKE THE DECISION REGARDING THE INCORPORATION OF USED MATERIAL INTO THE WORK.
42. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT AND MATERIALS FOR APPROVAL TO GUAM WATERWORKS AUTHORITY PRIOR TO PROCUREMENT.
43. ALL NEW WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 3'-6" OF COVER, UNLESS NOTED OTHERWISE.
44. THE CONTRACTOR SHALL VIDEO THE ENTIRE WORK AREA PRIOR TO COMMENCEMENT OF CONSTRUCTION. ONE COPY OF THE PRE-CONSTRUCTION VIDEO SHALL BE SUBMITTED TO GUAM WATERWORKS AUTHORITY.
45. IT IS THE INTENT OF THIS CONTRACT FOR THE CONTRACTOR TO MAINTAIN CONTINUOUS RESTORATION BEHIND THE UTILITY WORK ON A DAILY BASIS. NO MORE THAN FIFTY (50) LINEAR FEET OF UNRESTORED LINE WORK SHALL REMAIN AT THE END OF EACH WORK DAY.
46. THE CONTRACTOR SHALL SUBMIT TO GUAM WATERWORKS AUTHORITY, A CONSTRUCTION SCHEDULE ADDRESSING THE INTERRUPTION OF SERVICE IN THE POTABLE WATER DISTRIBUTION SYSTEM. IT IS THE INTENT OF THE CONTRACTOR TO THE CONTRACTOR TO FIELD INVESTIGATE ALL POSSIBLE METHODS TO ELIMINATE OR MINIMIZE INTERRUPTION OF SERVICE TO EXISTING CUSTOMERS. UNDER NO CIRCUMSTANCES SHALL THE CONSTRUCTION ACTIVITIES RESULT IN A SYSTEM PRESSURE OF LESS THAN 20 PSI.
47. ALL CONNECTIONS TO WATER MAINS SHALL BE MADE BY THE CONTRACTOR ONLY AFTER THE DISINFECTION PROCEDURE AND HIS WORK SCHEDULE REMAINING THIS ACTIVITY ARE REVIEWED AND APPROVED BY GUAM WATERWORKS AUTHORITY. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE OWNER A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO COMMENCEMENT OF CONNECTION ACTIVITIES. IN THE REQUEST, THE CONTRACTOR SHALL OUTLINE THE FOLLOWING:
    A. POINTS OF CONNECTION, VALVES TO BE USED AND METHOD OF FLUSHING AND DISINFECTION.
    B. ESTIMATED CONSTRUCTION TIME FOR SAID ACTIVITY.
    C. POSSIBLE SYSTEM PRESSURE LOSS.

    GUAM WATERWORKS AUTHORITY SHALL REVIEW THE SUBMITTAL AND INFORM THE CONTRACTOR REGARDING APPROVAL OR DENIAL OF THEIR REQUEST. IF THEIR REQUEST IS REJECTED BY GUAM WATERWORKS AUTHORITY, THE CONTRACTOR MAY RESUBMIT THEIR REQUEST MODIFIED TO THE SATISFACTION OF THE OWNER. ALL CONNECTIONS SHALL ONLY BE MADE ON THE AGREED UPON TIME AND DATE OR RESCHEDULE. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES IN THE SYSTEM.
48. THREE (3) INCH AND LARGER BURIED UTILITY MAINS TO BE ABANDONED IN PLACE, SHALL BE CUT, PLUGGED AND FILLED WITH GROUT.
49. TWO-INCH (2") AND SMALLER WATER SERVICE DEVICES WILL BE SUPPLIED BY THE CUT AND INSTALLED BY THE DEVELOPER. DEVICES LARGER THEN TWO INCH SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.

STORM SEWER GENERAL NOTES

1. ALL PIPELINE MATERIAL AND INSTALLATION SHALL CONFORM TO GUAM DEPARTMENT OF PUBLIC WORKS STANDARDS, CONTRACT DOCUMENTS, TECHNICAL SPECIFICATIONS AND ALL APPLICABLE LOCAL AND STATE REQUIREMENTS.
2. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS ARE IN HAND BEFORE COMMENCEMENT OF CONSTRUCTION.
3. ALL UTILITY OWNERS AND THE GUAM DEPARTMENT OF PUBLIC WORKS (649-3115) MUST BE NOTIFIED SEVENTY-TWO (72) HOURS PRIOR TO STARTING CONSTRUCTION.
4. ALL PIPING AND/OR APPURTENANCES CONNECTING TO ADJACENT CONSTRUCTION SHALL BE PLUGGED IF ADJACENT WORK HAS NOT BEEN COMPLETED.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN DERIVED FROM EXISTING UTILITY RECORDS. ACCURACY OF THIS INFORMATION IS NOT GUARANTEED. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, DEPTH AND CHARACTER OF ALL UTILITIES PRIOR TO EXCAVATION IN ORDER TO PROTECT THESE UTILITIES DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AT ALL INTERSECTIONS OF PROPOSED WORK AND EXISTING UTILITIES. THE EXPLORATORY EXCAVATIONS SHALL BE MADE FORTY-EIGHT (48) HOURS IN ADVANCE OF THE PROPOSED WORK. IF THERE IS A CONFLICT THE CONTRACTOR SHALL NOTIFY GUAM DEPARTMENT OF PUBLIC WORKS IMMEDIATELY. INFORMATION ON THE OBSTRUCTION SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL INCLUDE: LOCATION, ELEVATION, UTILITY TYPE, MATERIAL AND SIZE.
7. LOCATIONS AND DIMENSIONS OF EXISTING RIGHTS-OF-WAY AND EASEMENTS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE LIMITS OF RIGHTS-OF-WAY AND EASEMENTS IN ORDER TO AVOID ENCROACHMENTS.
8. THE CONTRACTOR SHALL REPLACE SOD 3 FEET MINIMUM DISTURBED AREAS: STRUCTURES, SIDEWALKS, ROADS, AND POND IMPROVEMENT AREAS. ALL OTHER DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THIS DRAWINGS.
9. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE GUAM DEPARTMENT OF PUBLIC WORKS (GDPW) STANDARD SPECIFICATIONS, LATEST EDITION, AND ALL APPLICABLE LOCAL AND STATE REGULATIONS. ALL MATERIAL USED SHALL BE APPROVED BY GDPW PRIOR TO USE. ALL MATERIAL OR WORK NOT IN CONFORMANCE WITH GDPW STANDARDS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY GDPW.

STORM SEWER GENERAL NOTES CONT.

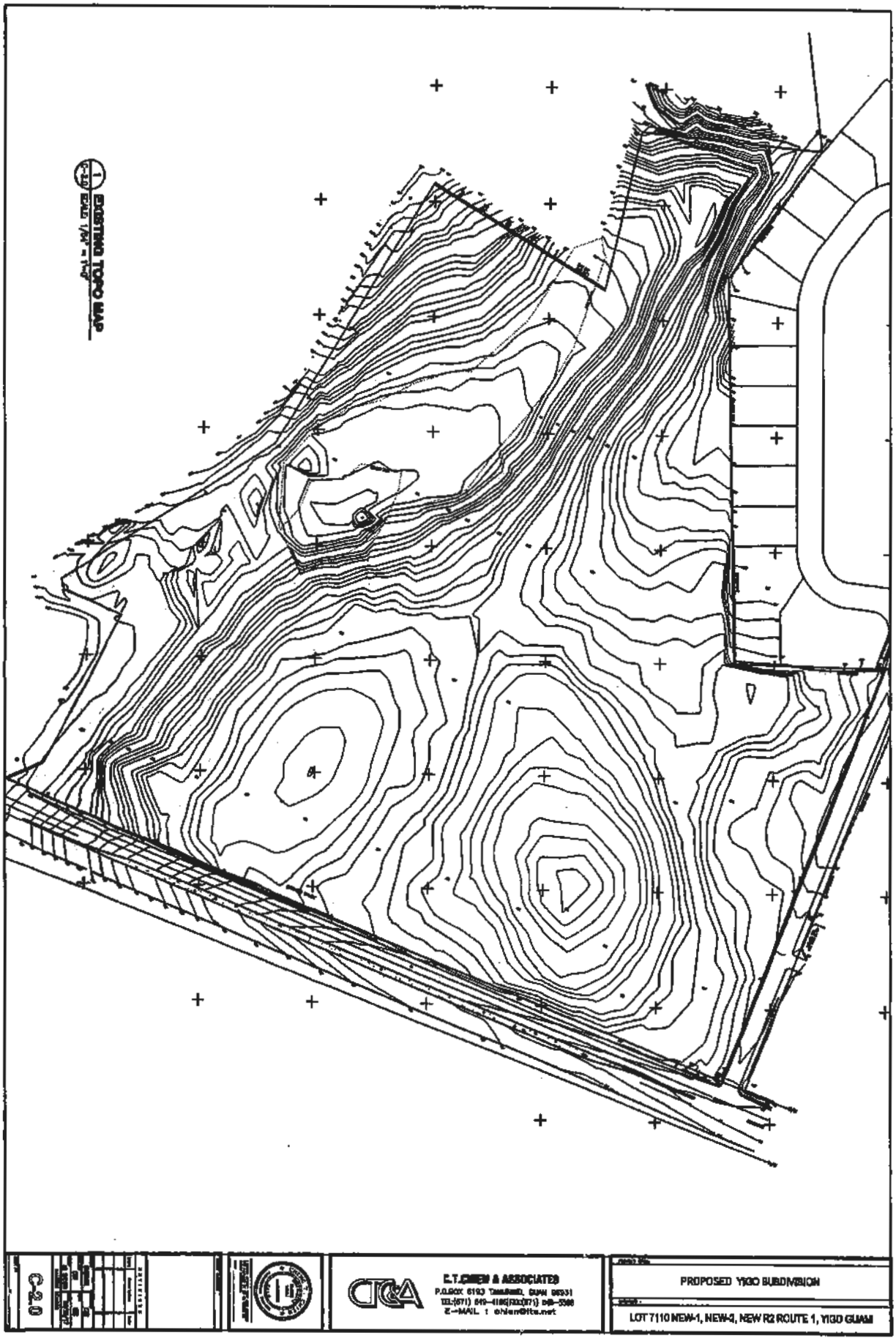
10. THE DISPOSAL OF ANY EXCESS EARTHWORK MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE HIS WORK WITH THE WORK SCHEDULE OF ADJACENT CONTRACTORS AS WELL AS THE STAFF OF GUAM DEPARTMENT OF PUBLIC WORKS.
12. THE CONTRACTOR SHALL NOTIFY GUAM DEPARTMENT OF PUBLIC WORKS UTILITY DEPARTMENT 72 HOURS BEFORE COMMENCING WITH CONSTRUCTION.
13. WHERE MINIMUM SEPARATION BETWEEN UTILITIES IS REQUIRED, THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
14. PVC PIPE 4-INCHES THROUGH 15-INCHES SHALL CONFORM TO ASTM F794.
15. PVC PIPE AND FITTINGS SHALL BE SOLID GREEN IN COLOR.
16. ALL NEW STORM SEWER MAINS SHALL BE INSTALLED WITH A MIN. OF 3'-0" OF COVER, UNLESS OTHERWISE NOTED.
17. MATERIAL FOR STORM SEWER PIPE SHALL BE AS SHOWN OR PVC, ASTM F794.
18. IN AREAS WHERE CONSTRUCTION ACTIVITIES RESTRICT NORMAL ACCESS TO PROPERTIES, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALTERNATE ACCESS SUCH WHICH ARE SUBJECT TO APPROVAL BY GUAM DEPARTMENT OF PUBLIC WORKS.
19. ALL PRACTICAL AND NECESSARY EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT UNNECESSARY TREE REMOVAL.
20. ALL ELEVATIONS SHOWN ON THESE DRAWINGS REFER TO GUAM GEODETIC METHODS (GSM).
21. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT AND MATERIALS FOR APPROVAL BY GUAM DEPARTMENT OF PUBLIC WORKS PRIOR TO PROCUREMENT.
22. THE CONTRACTOR SHALL VIDEO THE ENTIRE WORK AREA PRIOR TO COMMENCEMENT OF CONSTRUCTION. ONE COPY OF THE PRE-CONSTRUCTION VIDEO SHALL BE SUBMITTED TO GUAM DEPARTMENT OF PUBLIC WORKS.
23. PIPE MEASUREMENTS ON THE MAIN "TRUNK" SEWER SHALL BE FROM CENTER TO CENTER OF MANHOLES OR CLEANOUTS, UNLESS OTHERWISE NOTED.
24. TESTING OF GRAVITY SEWER SYSTEMS AND MANHOLES SHALL FOLLOW THE REQUIREMENTS FOUND WITHIN THE SPECIFICATIONS.
25. CONFLICT BETWEEN WATER MAINS, REUSE AND PROPOSED STORM SEWER MAINS SHALL BE RESOLVED BY ADJUSTING THE PRESSURE MAINS AS NECESSARY. SEE "UTILITY SEPARATION DETAIL" AND ACCOMPANYING NOTES AS SHOWN ON THE CIVIL DETAIL (C-13) SHEETS OF THE PLAN SET.
26. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY.
27. GUAM DEPARTMENT OF PUBLIC WORKS
    INFORM THE CONTRACTOR REGARDING APPROVAL OR DENIAL OF THEIR REQUEST. IF THEIR REQUEST IS REJECTED BY GUAM DEPARTMENT OF PUBLIC WORKS CONTRACTOR MAY RESUBMIT THEIR REQUEST MODIFYING IT TO THE SATISFACTION OF THE OWNER. ALL CONNECTIONS SHALL BE MADE ONLY ON THE AGREED UPON TIME AND DATE ESTABLISHED IN THE SUBMITTAL.
28. ALL BURIED UTILITY PIPES TO BE ABANDONED IN PLACE SHALL BE CUT, PLUGGED AND FILLED WITH GROUT.
29. IT IS THE INTENT OF THIS CONTRACT FOR THE CONTRACTOR TO MAINTAIN CONTINUOUS RESTORATION BEHIND THE UTILITY WORK ON A DAILY BASIS. NO MORE THAN FIFTY (50) LINEAR FEET OF UNRESTORED LINE WORK SHALL REMAIN AT THE END OF EACH WORK DAY.

PROPOSED YIGO SUBDIVISION

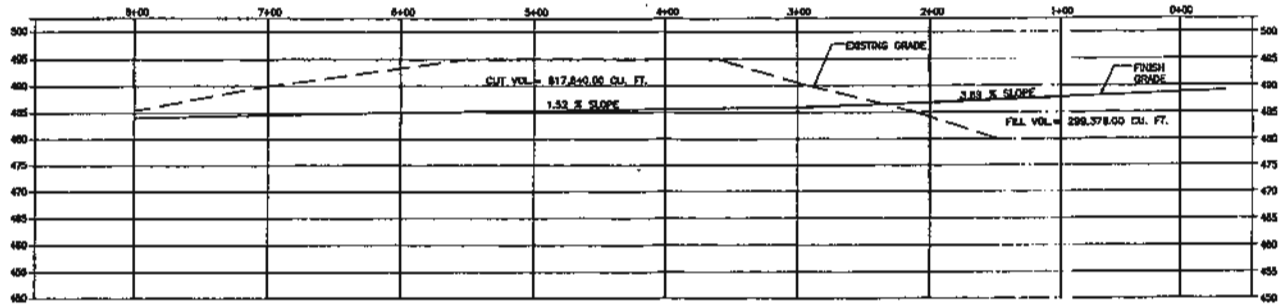
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

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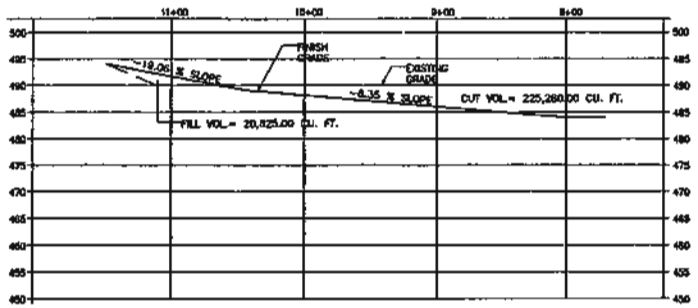
C-1.1



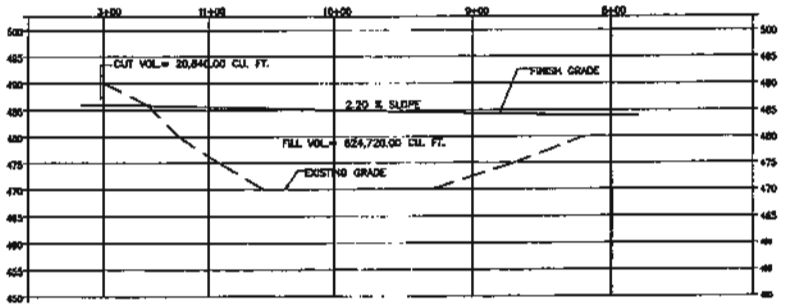
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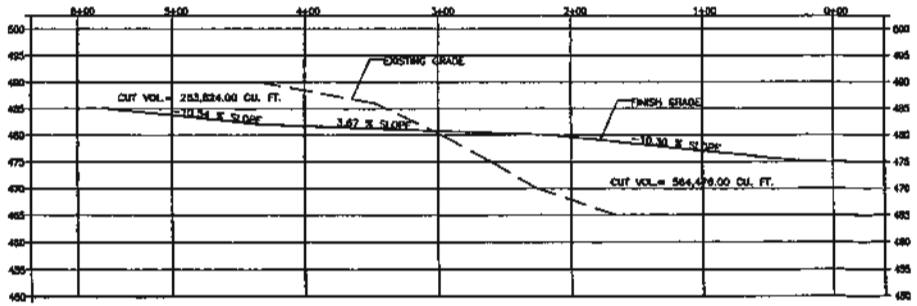
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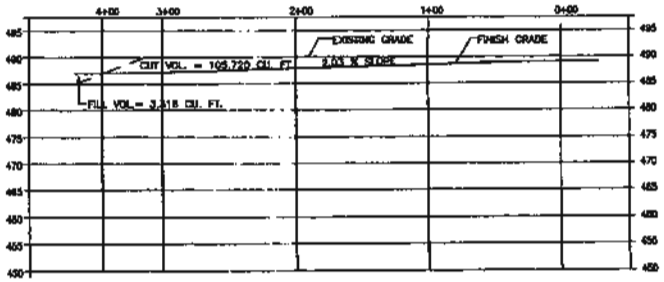
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3 C-2.5 **ROAD PROFILE**
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4 C-2.5 **ROAD PROFILE**
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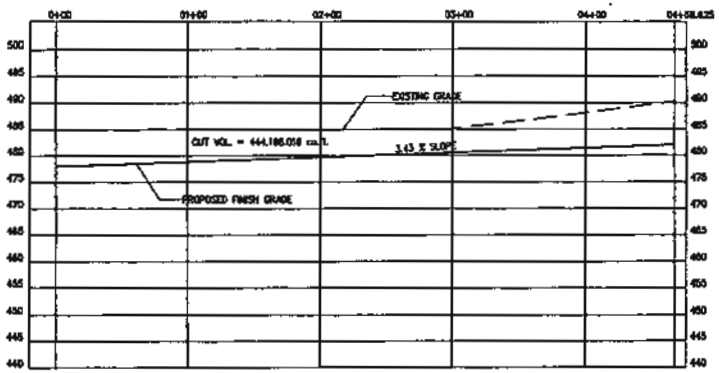
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PROPOSED YIGO SUBDIVISION

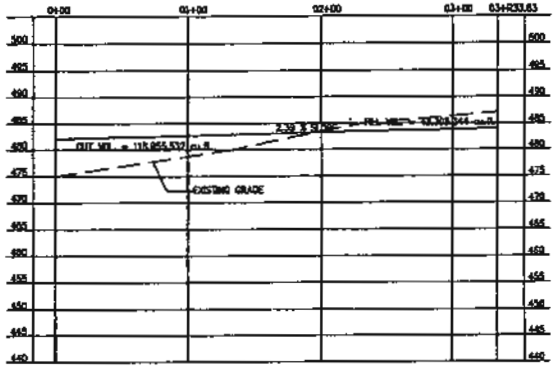
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

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C-2.5



1 C-2.4 **ROAD PROFILE**
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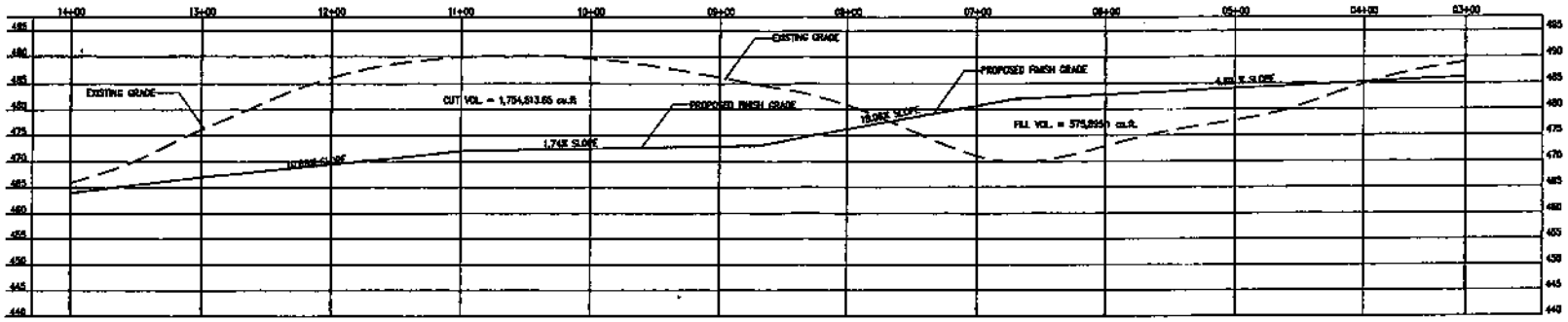
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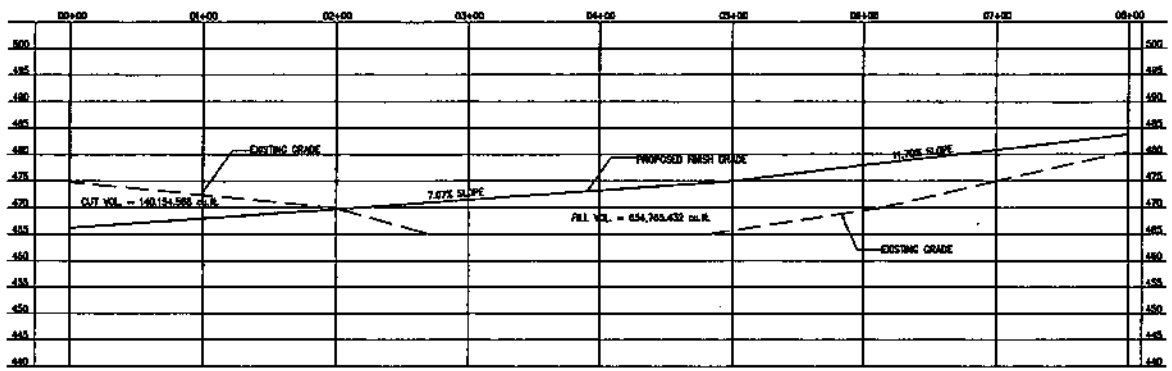
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

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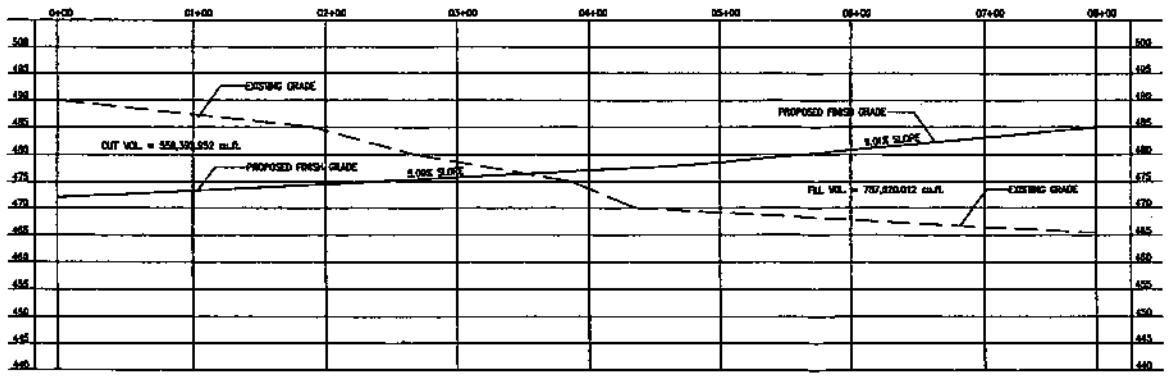
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1 ROAD PROFILE
C-2.3 SCALE: 1" = 40'-0" HORIZONTAL
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2 ROAD PROFILE
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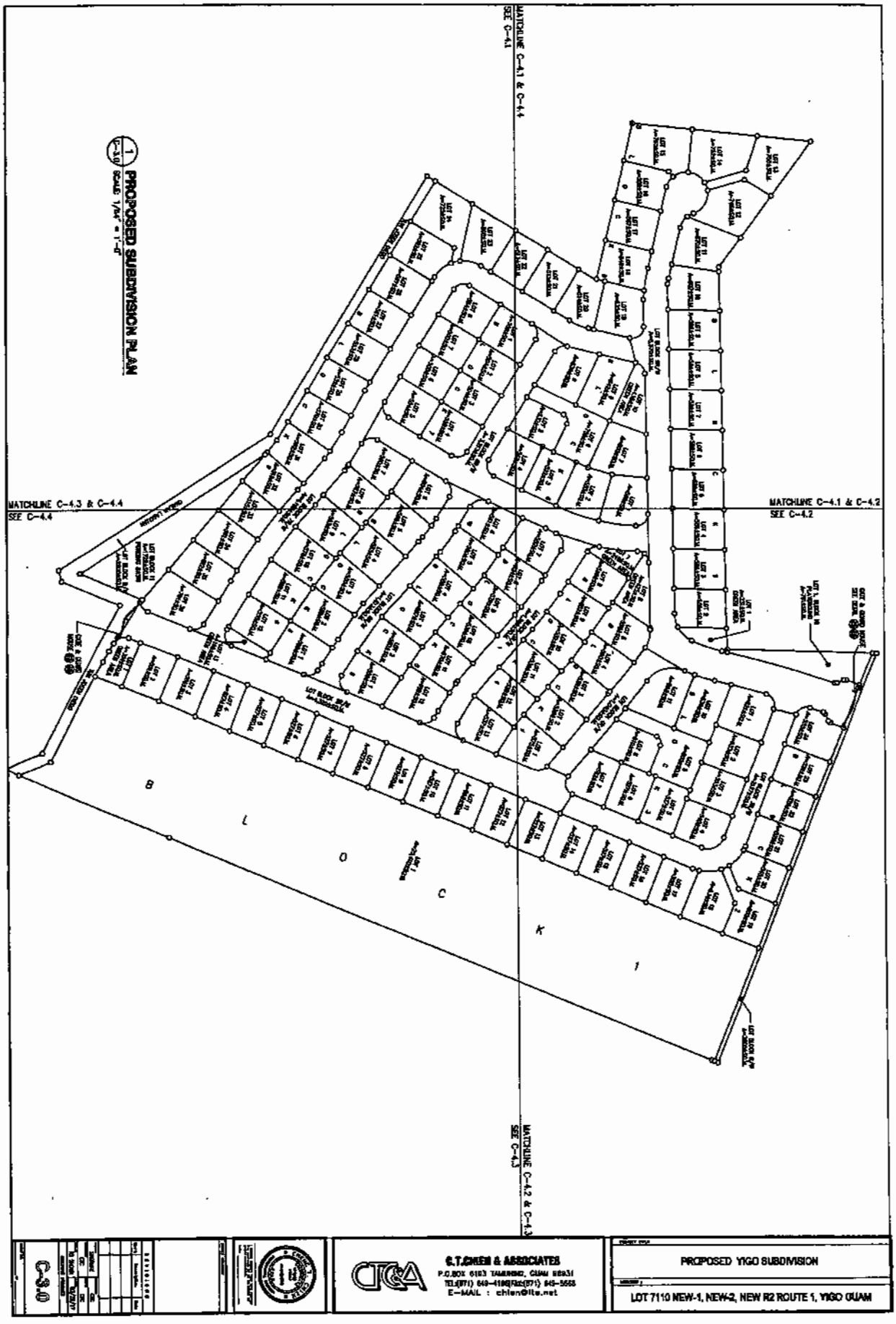
3 ROAD PROFILE
C-2.3 SCALE: 1" = 40'-0" HORIZONTAL
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PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

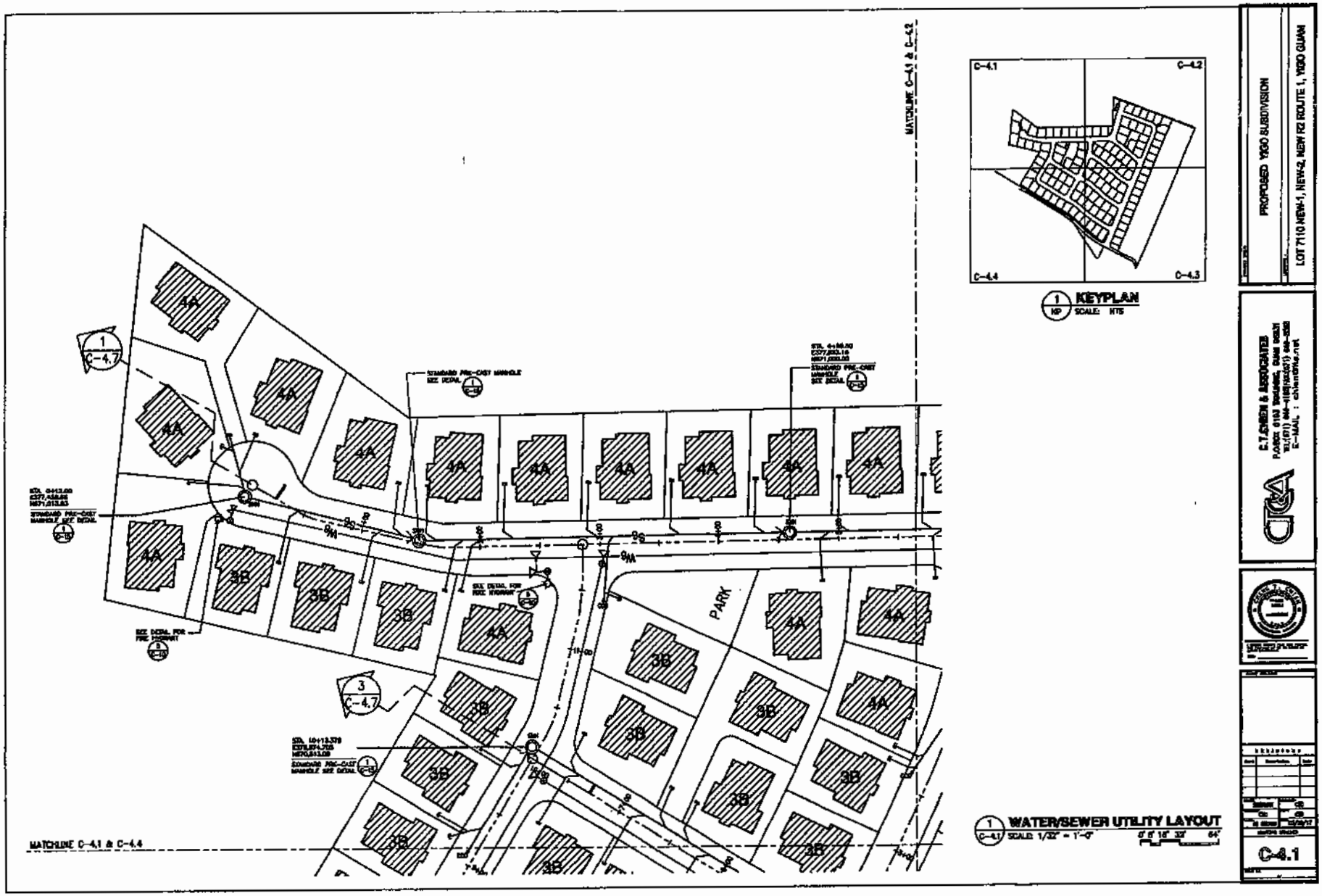
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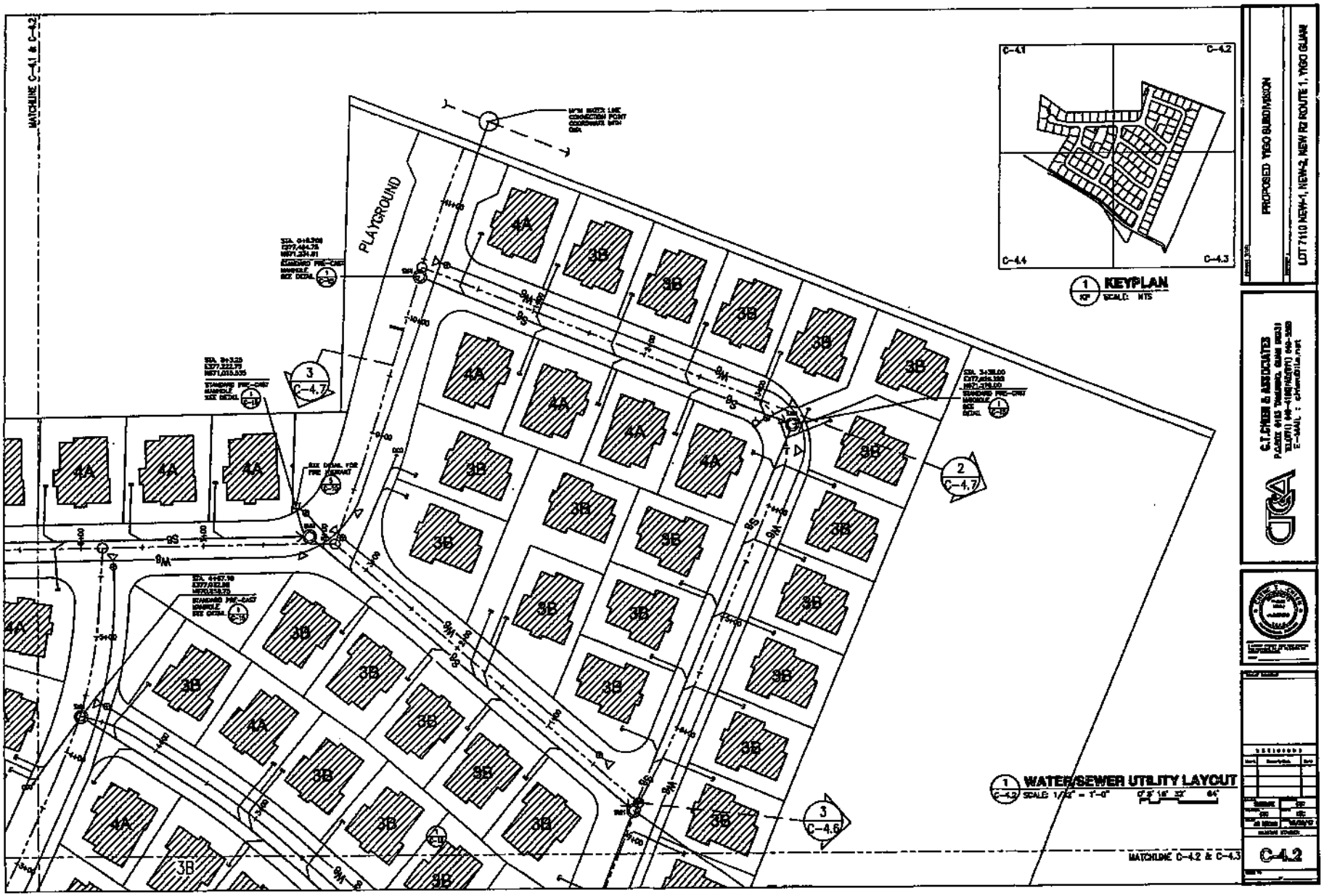
C-2.3

1 C-2.2 PROPOSED GRADING & ROAD ELEVATION
SCALE: 1/64" = 1'-0"


MATCHLINE C-4.1 & C-4.4
SEE C-4.1
MATCHLINE C-4.3 & C-4.4
SEE C-4.4
MATCHLINE C-4.1 & C-4.2
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MATCHLINE C-4.2 & C-4.3
SEE C-4.3
1
C-3.0
PROPOSED SUBDIVISION PLAN
SCALE: 1/64" = 1'-0"
B L O C K 1
C-3.0
G.T.CHIEN & ASSOCIATES
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TEL:(671) 649-4196 FAX:(671) 649-5558
E-MAIL : chien@ite.net
PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

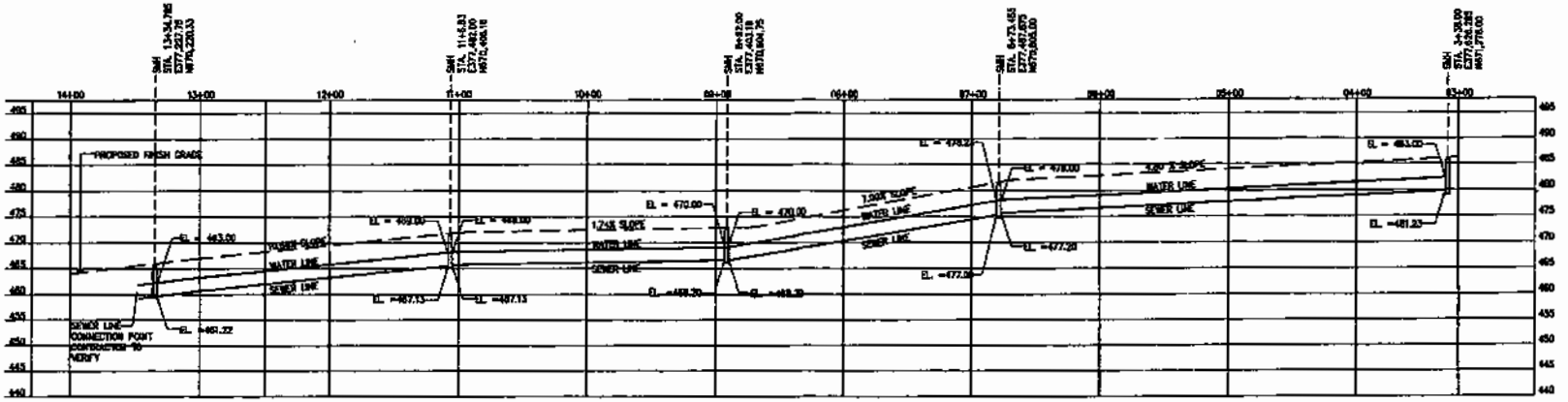
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1
C-4.0
WATER /SEWER UTILITY LAYOUT
SCALE: 1/64" = 1'-0"
PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM
G.T. CRUZ & ASSOCIATES
C-4.0


MATCHLINE C-4.1 & C-4.2
MATCHLINE C-4.1 & C-4.4
PARK
4A
3B
C-4.1
C-4.2
C-4.3
C-4.4
KEYPLAN
SCALE: NTS
WATER/SEWER UTILITY LAYOUT
SCALE: 1/32" = 1'-0"
PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW FQ ROUTE 1, YIGO GUAM
C-4.1

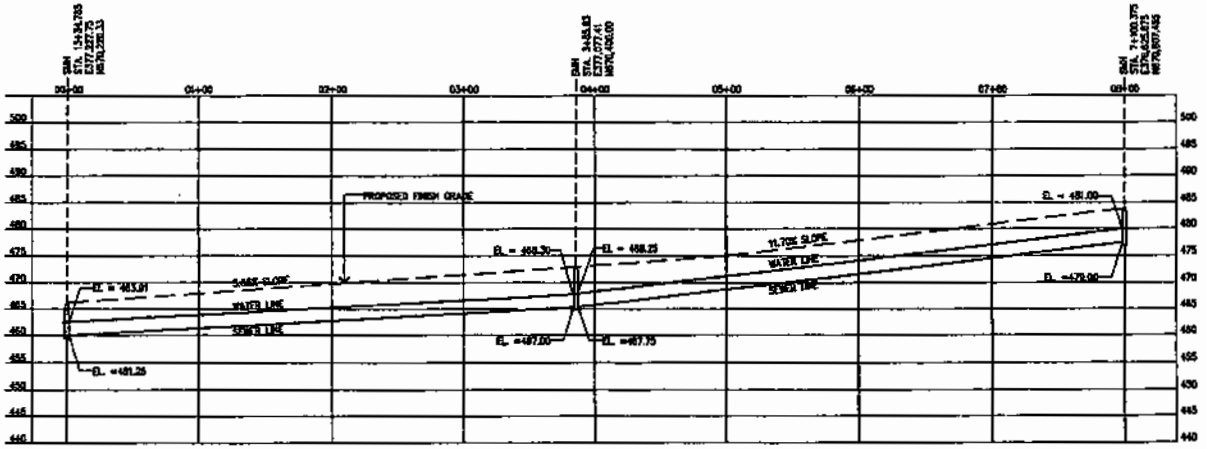

MATCHLINE C-4.1 & C-4.2
PLAYGROUND
4A
3B
9M
8S
KEYPLAN
SCALE: NTS
C-4.1
C-4.2
C-4.4
C-4.3
WATER/SEWER UTILITY LAYOUT
MATCHLINE C-4.2 & C-4.3
PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW RD ROUTE 1, YIGO GUAM
C.T. PHER & ASSOCIATES
C-4.2

MATCHLINE C-4.2 & C-4.3
MATCHLINE C-4.3 & C-4.4
C-4.1
C-4.2
C-4.4
C-4.3
KEYPLAN
SCALE: NTS
WATER/SEWER UTILITY LAYOUT
SCALE: 1/32" = 1'-0"
PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM
C-4.3

MATCHLINE C-4.1 & C-4.4
3B
4A
C-4.1
C-4.2
C-4.4
C-4.3
KEYPLAN
SCALE: NTS
WATER/SEWER UTILITY LAYOUT
SCALE: 1/32" = 1'-0"
MATCHLINE C-4.0 & C-4.1
PROPOSED YIGO SUBDIVISION
LOT 7110 NEW#-1, NEW#-2, NEW RD ROUTE 1, YIGO GUAM
C-4.4



1 C-4.5 **WATER & SEWER LINE PROFILE**
SCALE: 1"=40'-0" HORIZONTAL
1" = 10'-0" VERTICAL



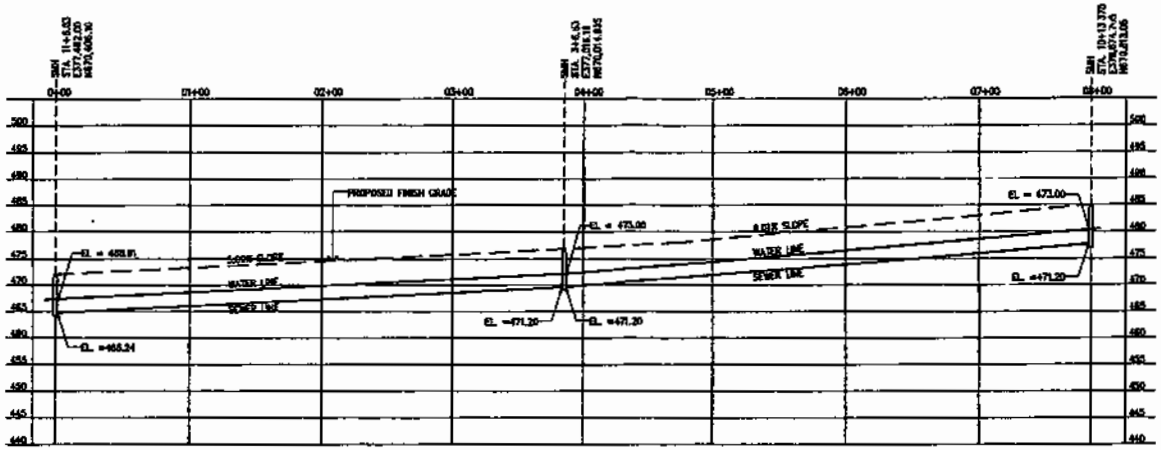
2 C-4.5 **WATER & SEWER LINE PROFILE**
SCALE: 1"=40'-0" HORIZONTAL
1" = 10'-0" VERTICAL

PROPOSED YIGO SUBDIVISION

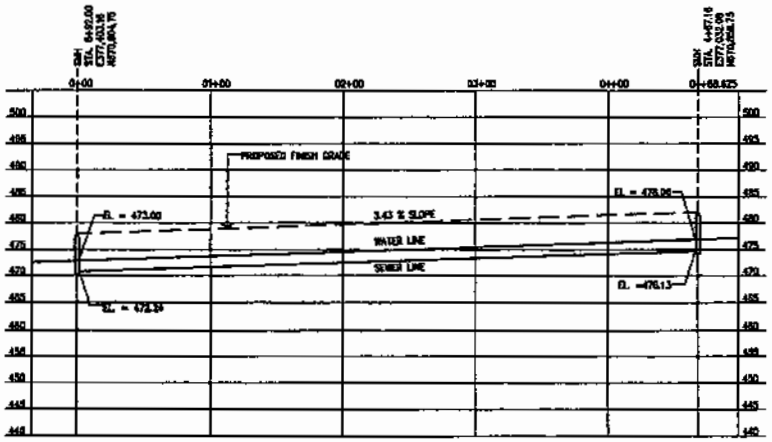
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

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TEL/(671) 649-1166/646(671) 649-5568
E-MAIL : chien@ite.net

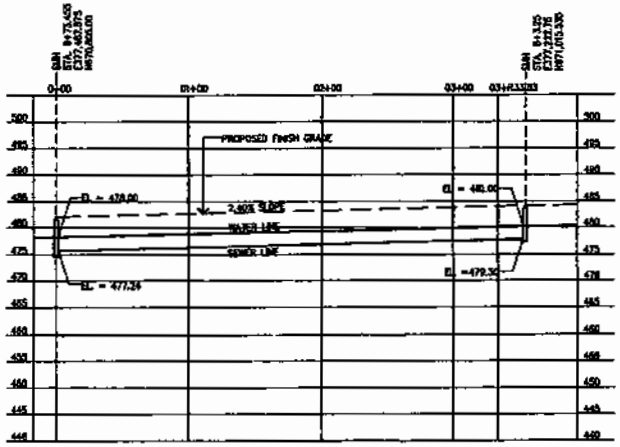
C-4.5



1 C-4.6 **WATER & SEWER LINE PROFILE**
SCALE: 1"=40'-0" HORIZONTAL
1" = 10'-0" VERTICAL



2 C-4.6 **WATER & SEWER LINE PROFILE**
SCALE: 1"=40'-0" HORIZONTAL
1" = 10'-0" VERTICAL



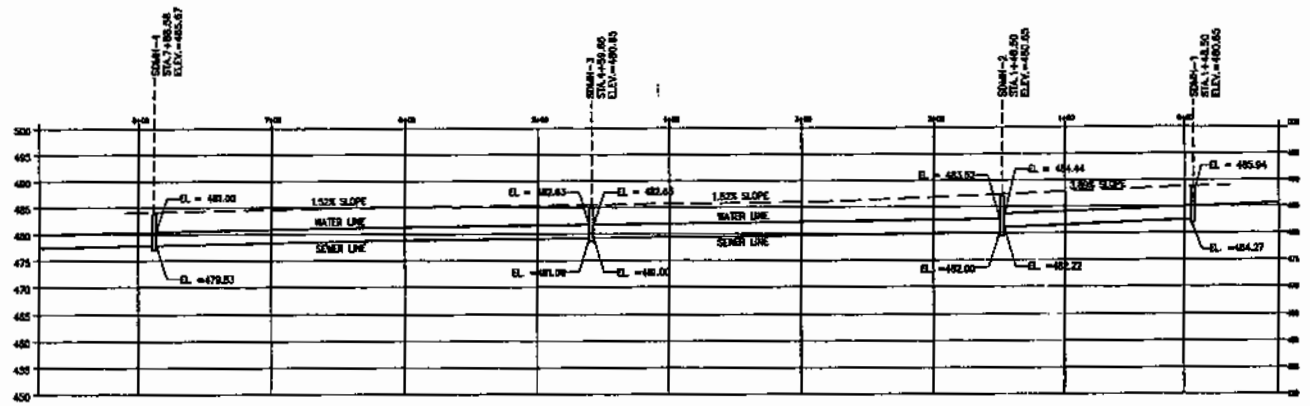
3 C-4.6 **WATER & SEWER LINE PROFILE**
SCALE: 1"=40'-0" HORIZONTAL
1" = 10'-0" VERTICAL

PROPOSED YIGO SUBDIVISION

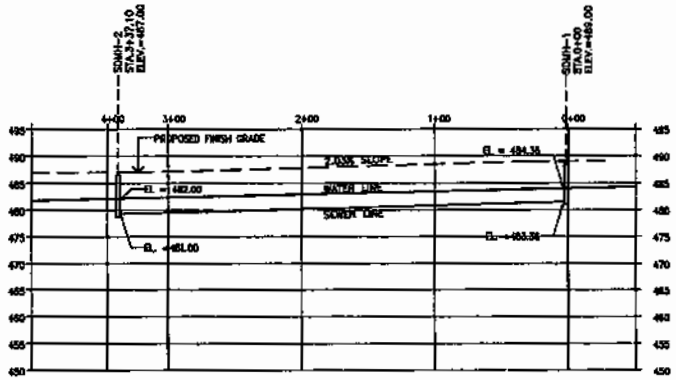
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

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TEL.(671) 649-1988/7262(FAX) 649-3568
E-MAIL : chien@ite.net

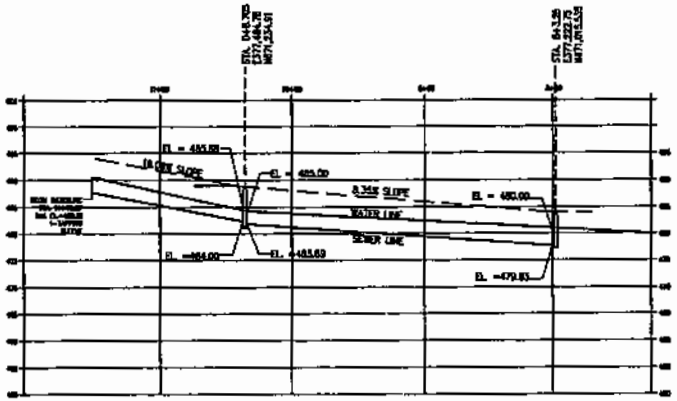
C-4.6



1 C-4.7 **WATER & SEWER LINE PROFILE**
SCALE: 1" = 40'-0"
1" = 10'-0" VERTICAL



2 C-4.7 **WATER & SEWER LINE PROFILE**
SCALE: 1" = 40'-0"
1" = 10'-0" VERTICAL



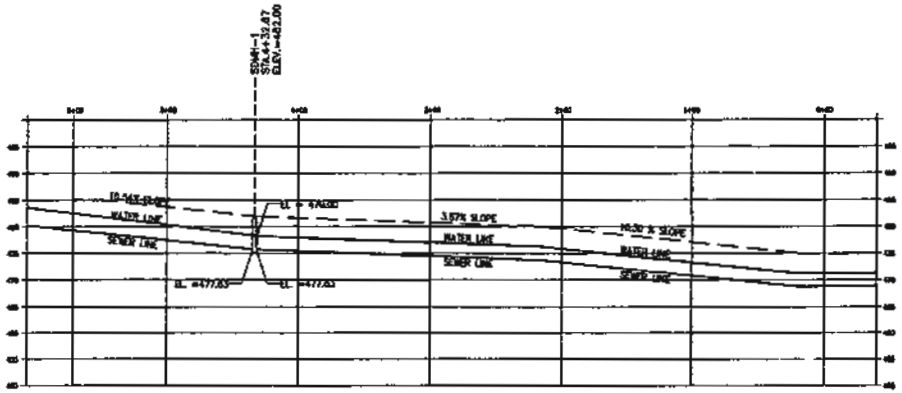
3 C-4.7 **WATER & SEWER LINE PROFILE**
SCALE: 1" = 40'-0"
1" = 10'-0" VERTICAL

PROPOSED YIGO SUBDIVISION

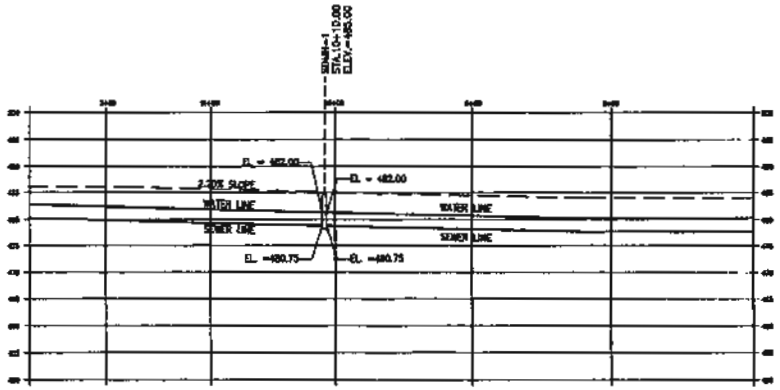
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

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C-4.7



1 C-4.8 **WATER & SEWER LINE PROFILE**
SCALE: 1" = 40'-0"
1" = 10'-0" VERTICAL



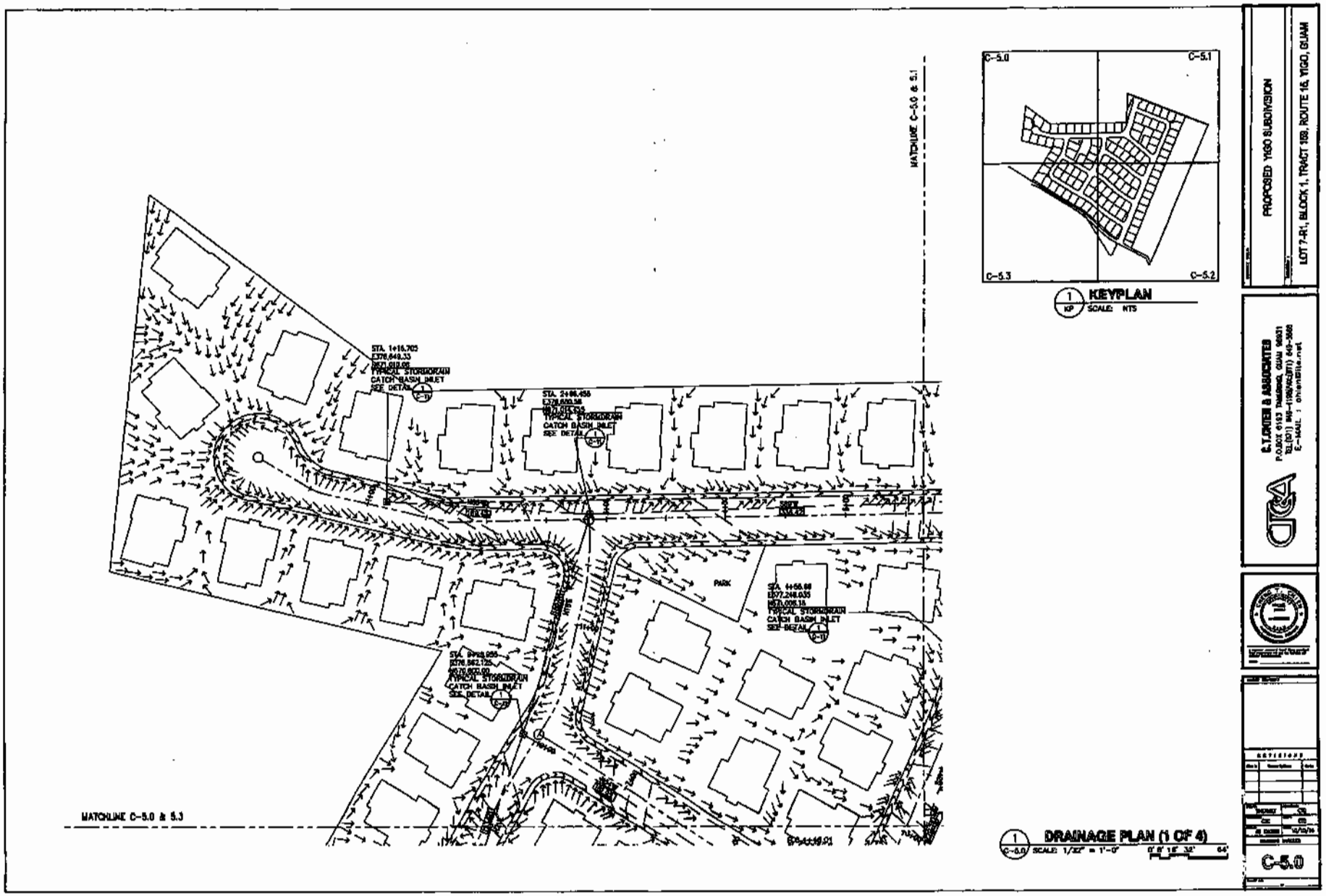
2 C-4.8 **WATER & SEWER LINE PROFILE**
SCALE: 1" = 40'-0"
1" = 10'-0" VERTICAL

PROPOSED YIGO SUBDIVISION

LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

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C-4.8



1 KP KEYPLAN
SCALE: NTS

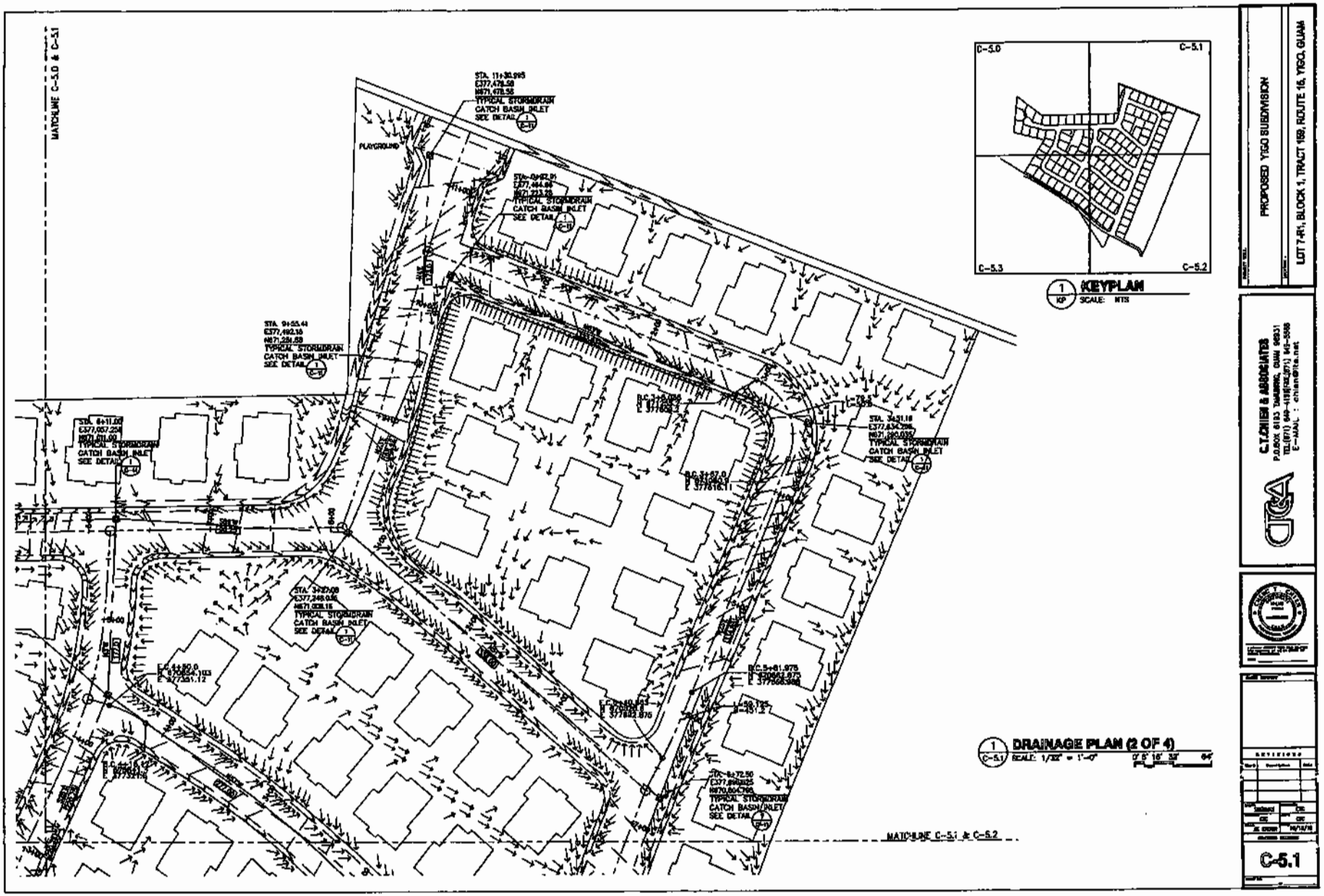
1 C-5.0 DRAINAGE PLAN (1 OF 4)
SCALE: 1/22" = 1'-0"

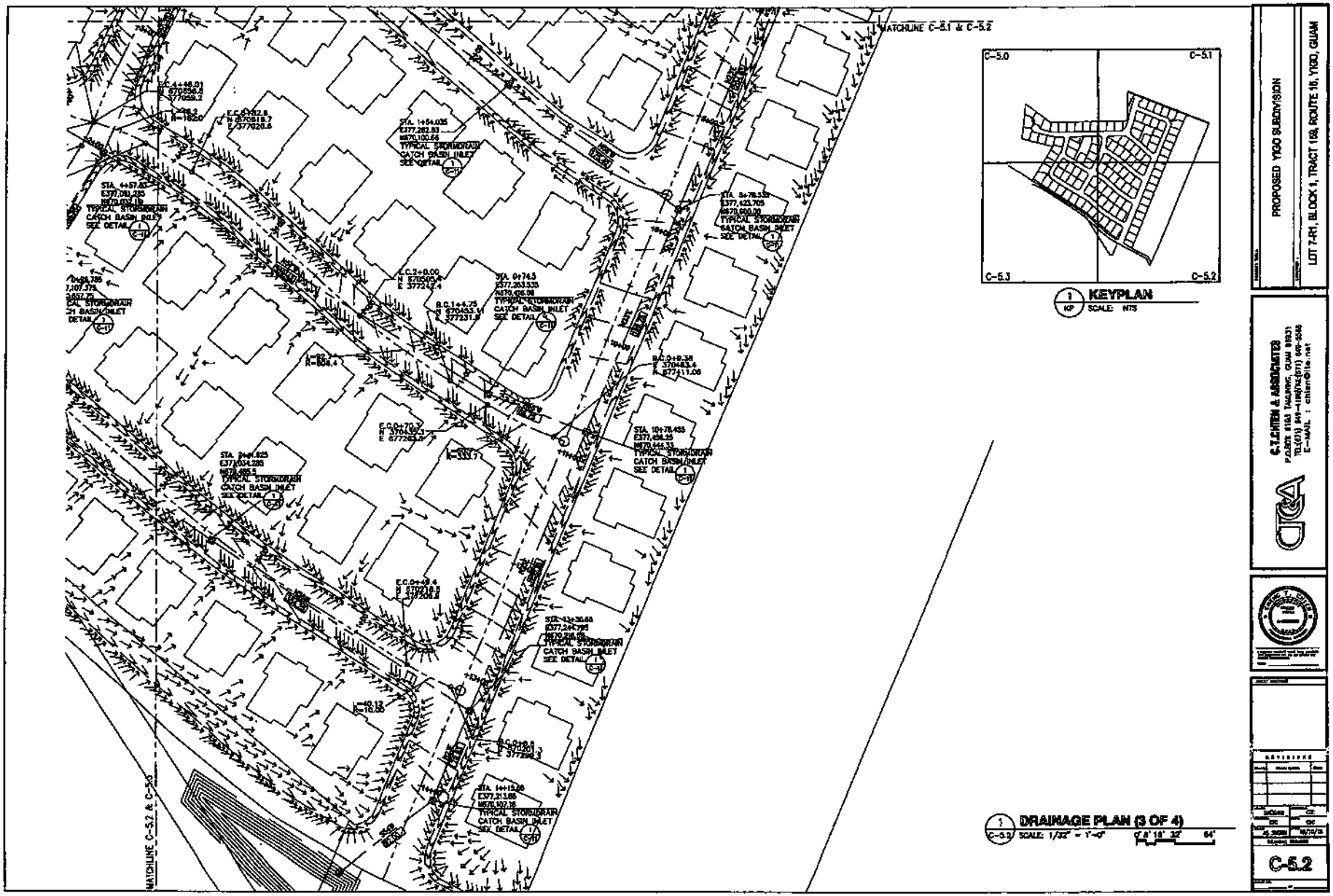
PROPOSED YIGO SUBDIVISION
LOT 7-R1, BLOCK 1, TRACT 169, ROUTE 16, YIGO, GUAM

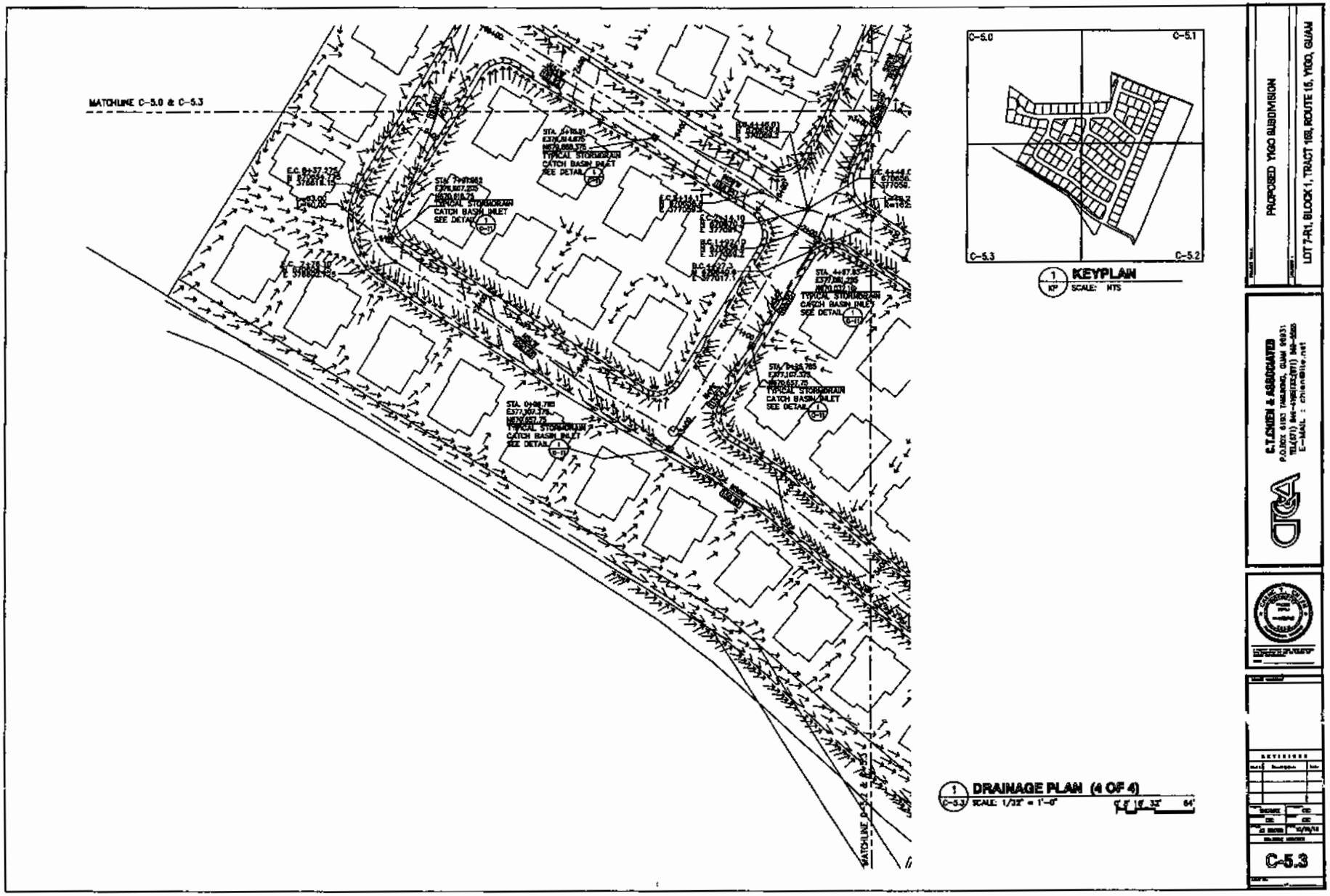
G.T.JAYSEN & ASSOCIATES
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TEL:(671) 969-4159/649-3511 FAX:(671) 649-3568
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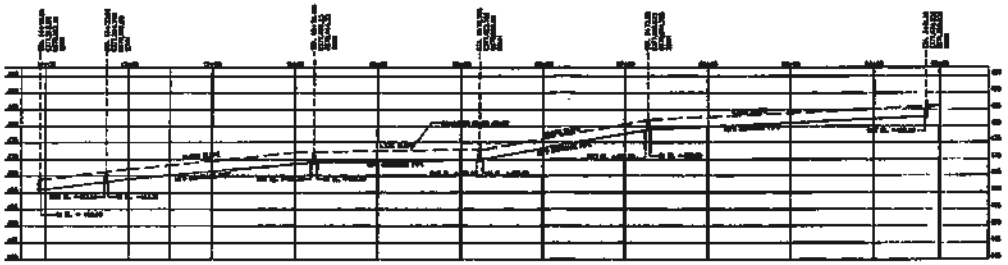
REVISIONS

C-5.0

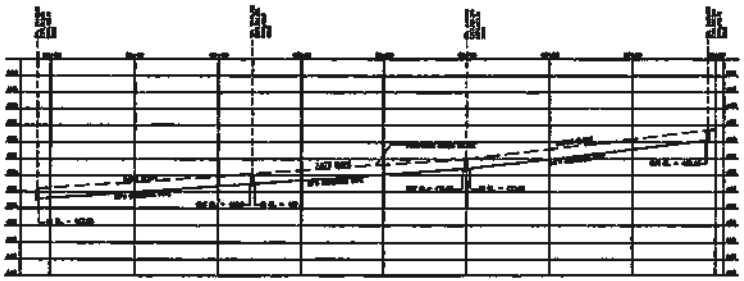

MATCHLINE C-5.0 & C-5.1
PLAYGROUND
TYPICAL STORMDRAIN CATCH BASIN INLET SEE DETAIL
MATCHLINE C-5.1 & C-5.2
C-5.0
C-5.1
C-5.3
C-5.2
KEYPLAN
SCALE: NTS
DRAINAGE PLAN (2 OF 4)
SCALE: 1/32" = 1'-0"
PROPOSED YIGO SUBDIVISION
LOT 7-R1, BLOCK 1, TRACT 169, ROUTE 16, YIGO, GUAM
C.T. DAVIES & ASSOCIATES
C-5.1


MATCHLINE C-5.1 & C-5.2
MATCHLINE C-5.2 & C-5.3
C-5.0
C-5.1
C-5.3
C-5.2
KEYPLAN
SCALE: NTS
DRAINAGE PLAN (3 OF 4)
SCALE: 1/32" = 1'-0"
PROPOSED YIGO SUBDIVISION
LOT 7-R1, BLOCK 1, TRACT 169, ROUTE 16, YIGO, GUAM
C.T.LIN & ASSOCIATES
C-5.2

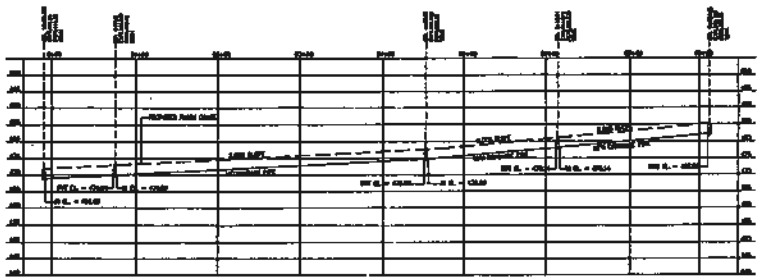

MATCHLINE C-5.0 & C-5.3
MATCHLINE C-5.0 & C-5.3
C-5.0
C-5.1
C-5.3
C-5.2
KEYPLAN
SCALE: NTS
DRAINAGE PLAN (4 OF 4)
SCALE: 1/32" = 1'-0"
PROPOSED YIGO SUBDIVISION
LOT 7-R1, BLOCK 1, TRACT 168, ROUTE 15, YIGO, GUAM
C-5.3



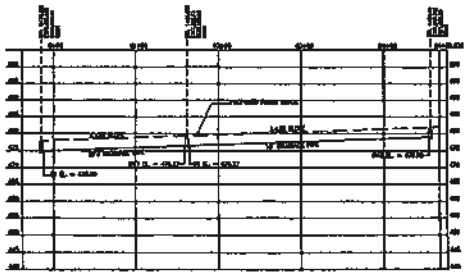
1 DRAINAGE PROFILE
C-5.4 SCALE: 1/64" = 1'-0"



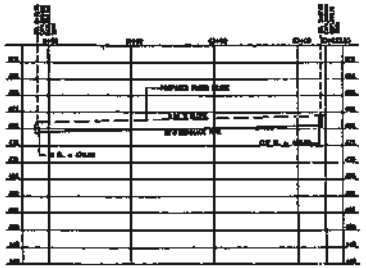
2 DRAINAGE PROFILE
C-5.4 SCALE: 1/64" = 1'-0"



3 DRAINAGE PROFILE
C-5.4 SCALE: 1/64" = 1'-0"



4 DRAINAGE PROFILE
C-5.4 SCALE: 1/64" = 1'-0"



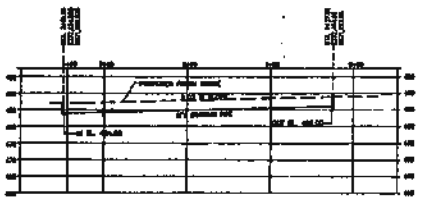
5 DRAINAGE PROFILE
C-5.4 SCALE: 1/64" = 1'-0"

PROPOSED YIGO SUBDIVISION

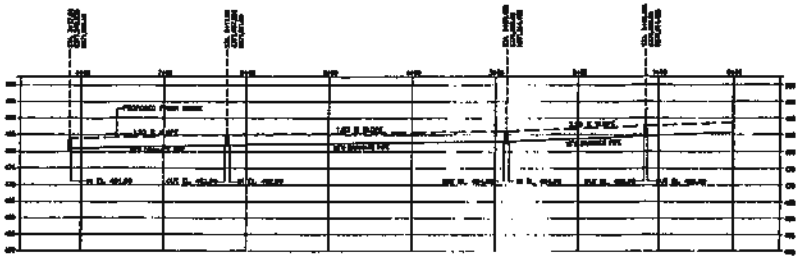
LOT 7-R1, BLOCK 1, TRACT 189, ROUTE 15, YIGO, GU/AM

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TEL:(671) 646-1180/735-5101 646-5568
E-MAIL : ctwin@kuentel.net

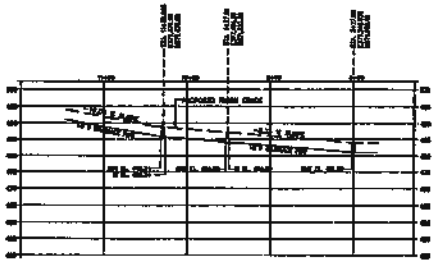
C-5.4



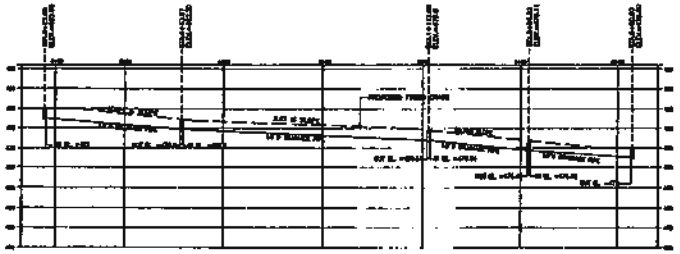
1 C-5.5 **DRAINAGE PROFILE**
SCALE: 1/64" = 1'-0"



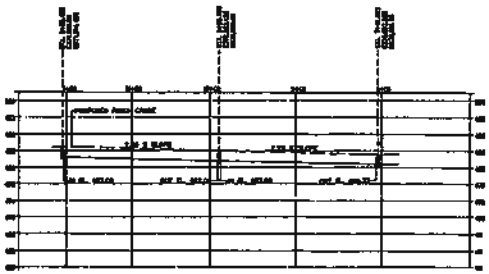
2 C-5.5 **DRAINAGE PROFILE**
SCALE: 1/64" = 1'-0"



3 C-5.5 **DRAINAGE PROFILE**
SCALE: 1/64" = 1'-0"



4 C-5.5 **DRAINAGE PROFILE**
SCALE: 1/64" = 1'-0"



5 C-5.5 **DRAINAGE PROFILE**
SCALE: 1/64" = 1'-0"

PROPOSED YIGO SUBDIVISION

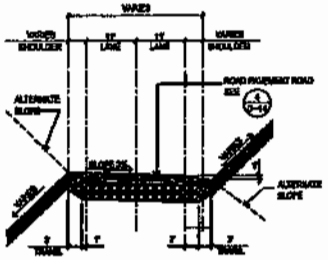
LOT 7-R1, BLOCK 1, TRACT 189, ROUTE 15, YIGO, GUAM

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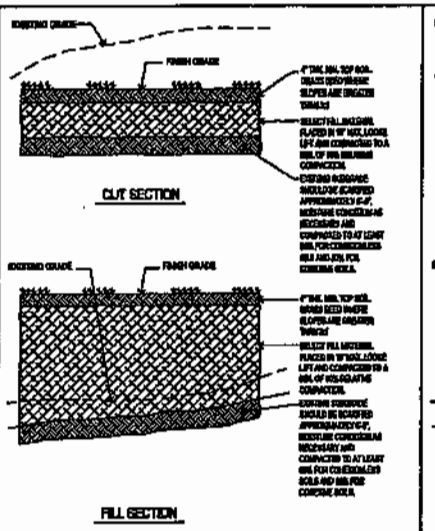
C-5.5

1 C-6.0 **ROAD SIGNS & MARKING LAYOUT**
SCALE: 1/64" = 1'-0"

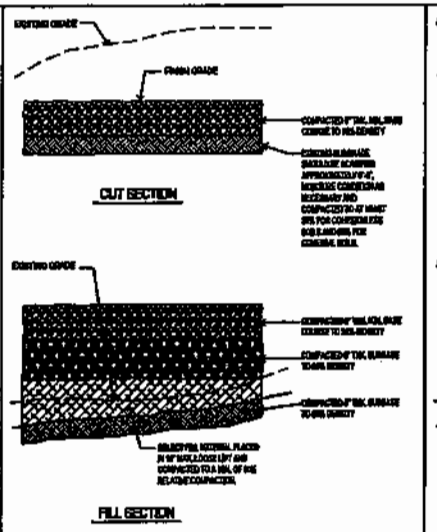
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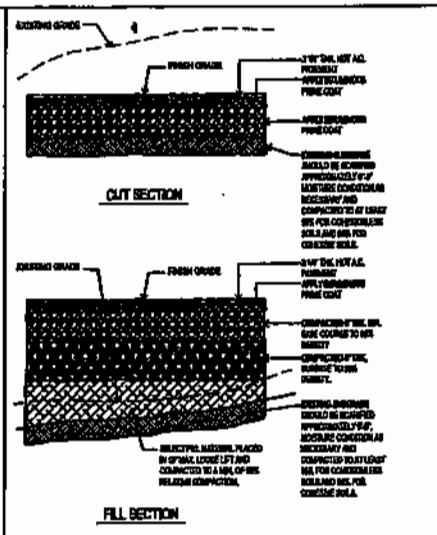
1 TYPICAL ROAD SECTION



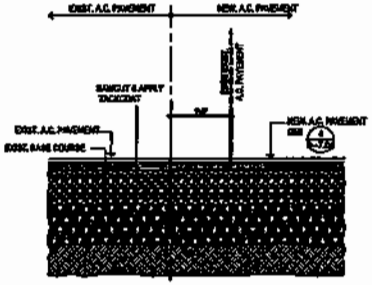
2 TYPICAL GRASS LINE EARTH WORK SECTION



3 TYPICAL STRUCTURAL FILL EARTH WORK SECTION



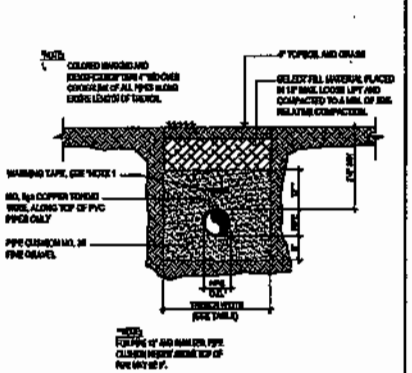
4 TYPICAL ROAD PAVEMENT SECTION - A.C.



ASPHALT TO ASPHALT

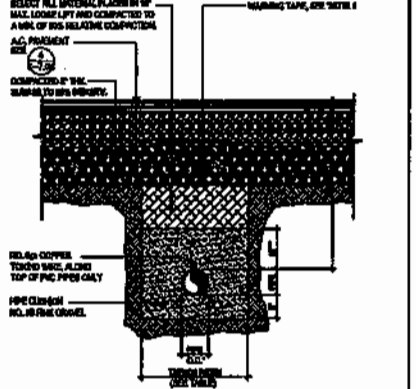
5 TYPICAL PAVEMENT TRANSITION DETAIL

TRENCH WIDTH TABLE	
PIPE SIZE	TRENCH WIDTH
LESS THAN 4"	12"
4"	12"
6"	24"
8"	24"
10"	24"
12"	24"
15"	24"



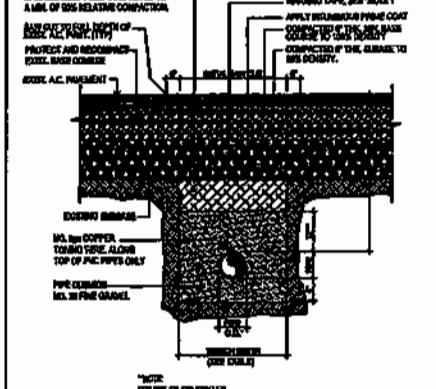
6 TYPICAL PIPE TRENCH DETAIL

TRENCH WIDTH TABLE	
PIPE SIZE	TRENCH WIDTH
LESS THAN 4"	12"
4"	12"
6"	24"
8"	24"
10"	24"
12"	24"
15"	24"



7 DETAIL-TYPICAL TRENCH

TRENCH WIDTH TABLE	
PIPE SIZE	TRENCH WIDTH
LESS THAN 4"	12"
4"	12"
6"	24"
8"	24"
10"	24"
12"	24"
15"	24"



8 DETAIL-TYPICAL TRENCH

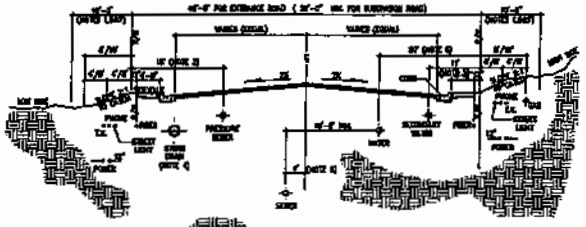
PROPOSED YIGO SUBDIVISION

LOT 7-R1, BLOCK 1, TRACT 159, ROUTE 16, YIGO, GUAM

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C-7.0

Doc. No. 34GL-18-2453.





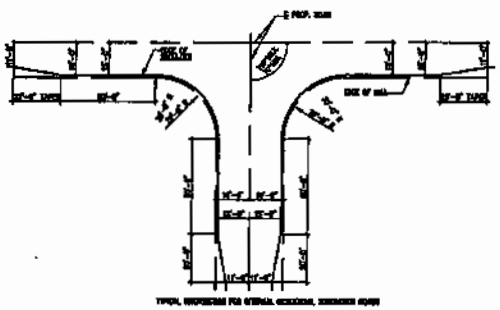
TYPICAL SECTION

1. UTILITY EASEMENTS MUST BE PROVIDED BY DEVELOPER TO RESPECTIVE UTILITIES.
2. 20'-0" TRAVEL LANES.
3. 12'-0" TURNING LANES.
4. LOCATE STORM DRAIN INLETS UP OF CURB.
5. 10" IN RESIDENTIAL AREAS / 24" IN INDUSTRIAL & COMMERCIAL AREAS.
6. APPROVAL FOR ASPHALT AND BASE THICKNESS ONLY.
7. ALL UTILITIES ALONG THE ENTIRE LENGTH OF ROAD ONE MUST BE INSTALLED.
8. MEASURED AT CENTER OF GRAVITY.

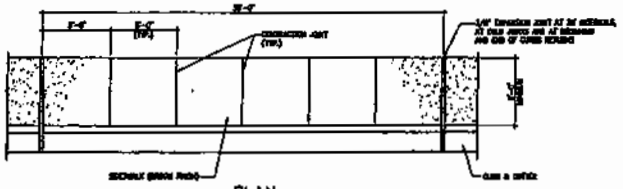
NOTE:
UTILITY EASEMENTS MUST BE PROVIDED BY DEVELOPER TO RESPECTIVE UTILITIES.

DRAIN PIPING	
GAS	24"
TELEPHONE	24"
POWER	12"
CAS	24"
REC. BOARD	24"
SAN. SEWER	8"
STORM DRAIN	-
ELEVATION	24"
FIRE	24"

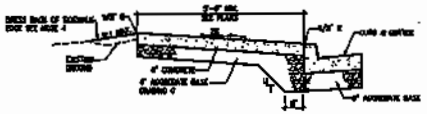
1 C-7.1 **TYPICAL ROAD PROFILE & UTILITY LOCATIONS**
SCALE: NTS



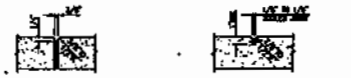
2 C-7.1 **TYPICAL ROAD/STREET TURN AND RADII**
SCALE: NTS



PLAN



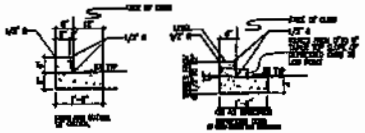
TYPICAL SECTION



EXPANSION JOINT CONTRACTION JOINT

GENERAL NOTES:
1. ALL NEW SIDEWALK SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 4'-0" (EXCLUDING CURB) FOR PEDESTRIAN CIRCULATION.
2. WHERE POSSIBLE OBSTRUCTIONS SUCH AS UTILITY POLES, FIRE HYDRANT, LIGHT AND SIGNAL POLES, SIGN POSTS, ETC. SHALL BE LOCATED OUTSIDE OF THE SIDEWALK AREA.
3. WHERE POSSIBLE, PULL BOXES, VALVE COVERS, SURVEY MONUMENTS, ETC. SHALL BE INSTALLED OUTSIDE OF THE SIDEWALK AREA. WHERE NECESSARY WITHIN THE SIDEWALK, MANHOLE COVERS SHALL BE FLUSH, SLIP RESISTANT AND FLUSH WITH THE SIDEWALK SURFACE.
4. EXPANSION JOINTS AT SIDEWALK SHALL CONSIST OF CLEANING, SEALING, REMOVING AND CONTINUING THE JOINT MATERIAL TO THE SIDEWALK WITH SEALANT CAULKING, AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THE WORK SHALL BE CONSIDERED INCIDENTAL TO THE SIDEWALK.

3 C-7.1 **TYPICAL SIDEWALK DETAILS**

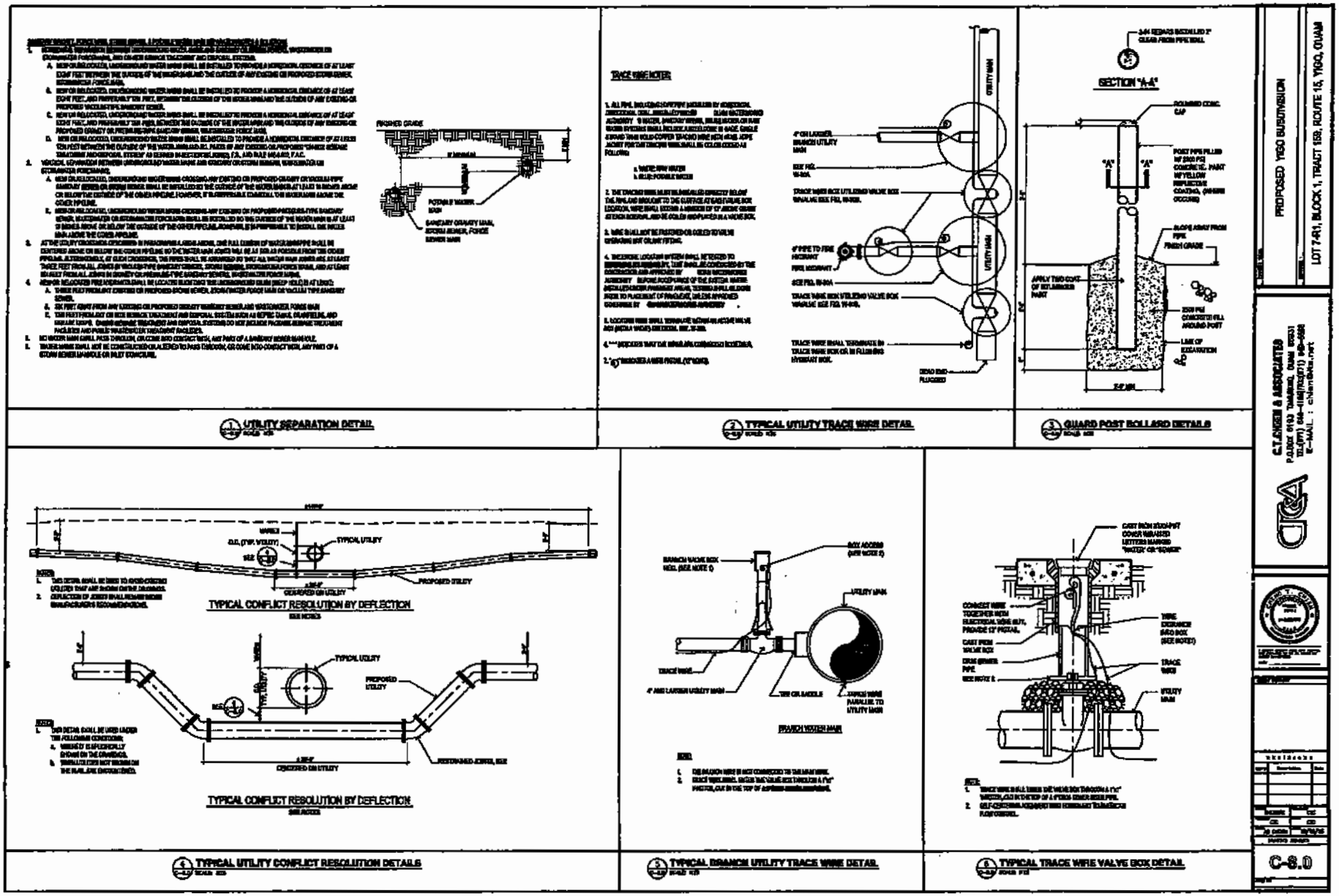


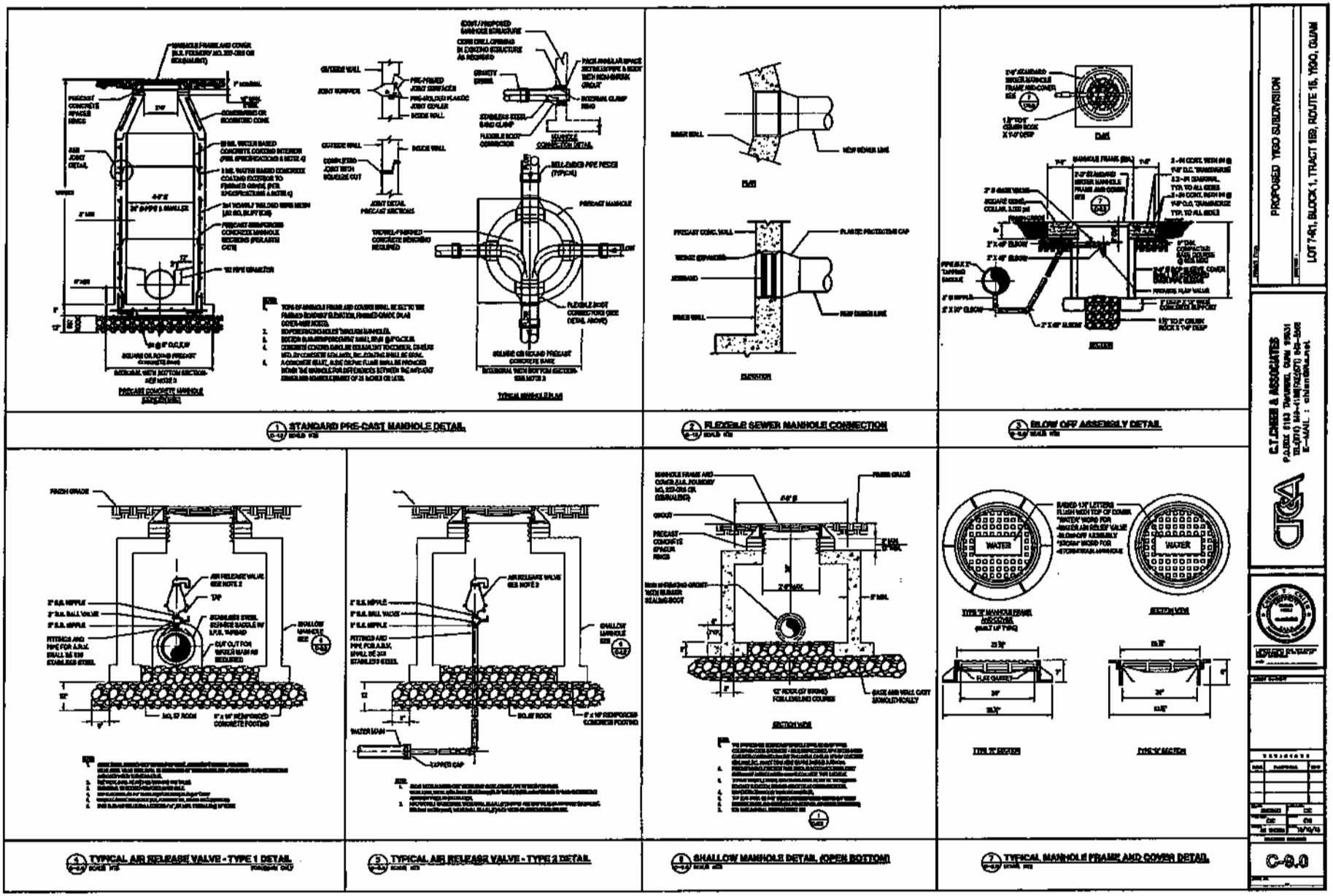
4 C-7.1 **TYPICAL CONCRETE CURB DETAILS**
SCALE: NTS

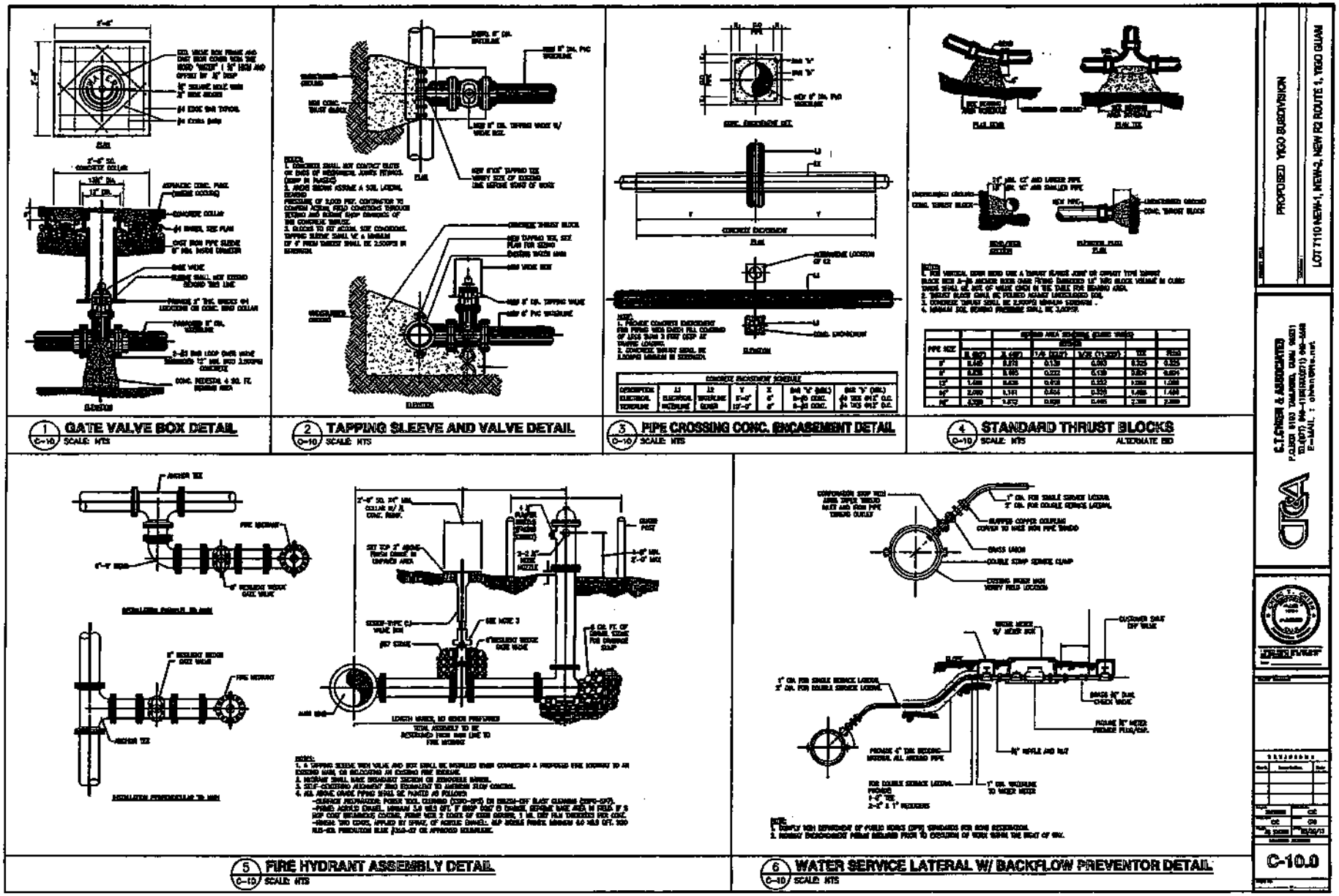
PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW F2 ROUTE 1, YIGO GUAM

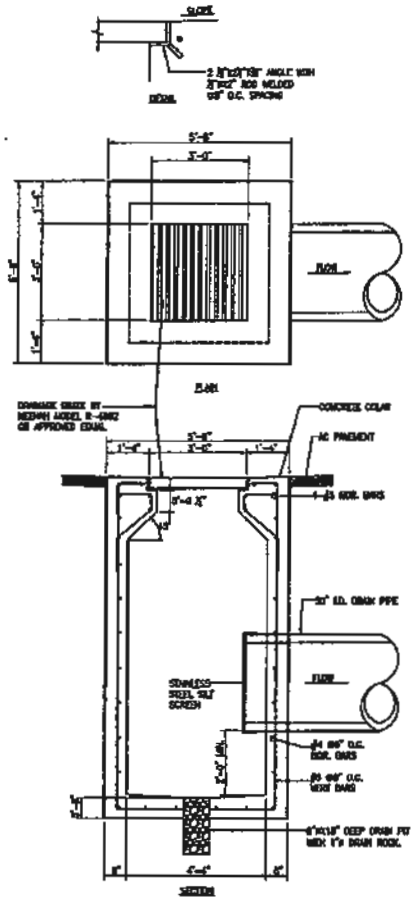
C.T. DUNCAN & ASSOCIATES
P.O.BOX 6183 TAMUNING, GUAM 96931
TEL:(671) 646-1449/3470 FAX:646-3568
E-MAIL: T_DUNCAN@HOTMAIL.COM

C-7.1

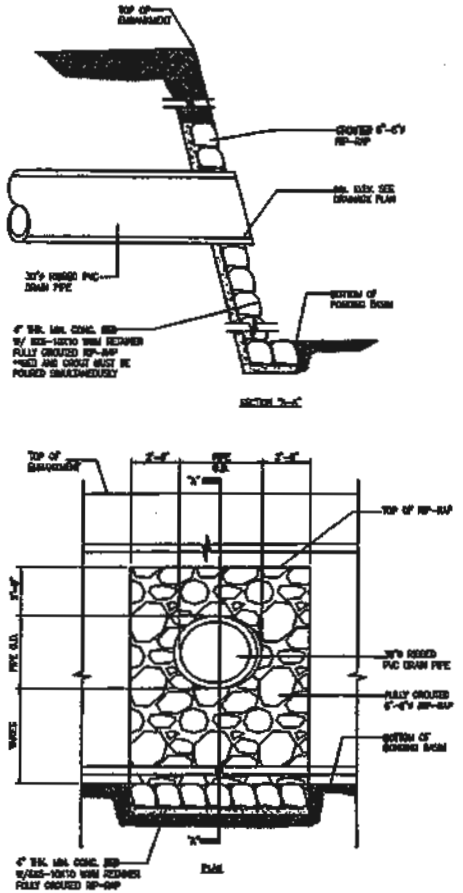

UTILITY SEPARATION DETAIL
TRACE WIRE NOTES:
TYPICAL UTILITY TRACE WIRE DETAIL
SECTION "A-A"
GUARD POST BOLLARD DETAILS
TYPICAL CONFLICT RESOLUTION BY DEFLECTION
TYPICAL CONFLICT RESOLUTION BY DEFLECTION
TYPICAL UTILITY CONFLICT RESOLUTION DETAILS
BRANCH WATER MAIN
TYPICAL BRANCH UTILITY TRACE WIRE DETAIL
TYPICAL TRACE WIRE VALVE BOX DETAIL
PROPOSED YIGO SUBDIVISION
LOT 7491, BLOCK 1, TRACT 159, ROUTE 15, YIGO, GUAM
C.T. ANGEL & ASSOCIATES
C-8.0


1 STANDARD PRE-CAST MANHOLE DETAIL
2 FLEXIBLE SEWER MANHOLE CONNECTION
3 BLOW OFF ASSEMBLY DETAIL
4 TYPICAL AIR RELEASE VALVE - TYPE 1 DETAIL
5 TYPICAL AIR RELEASE VALVE - TYPE 2 DETAIL
6 SHALLOW MANHOLE DETAIL (OPEN BOTTOM)
7 TYPICAL MANHOLE FRAME AND COVER DETAIL
PROPOSED YSGD SUBDIVISION
LOT 7-R1, BLOCK 1, TRACT 169, ROUTE 15, YSGD, CUPAH
C.T. LEWIS & ASSOCIATES
C-9.0


PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM
C.T. LIMTIACO & ASSOCIATES
C-10.0
1 GATE VALVE BOX DETAIL
C-10 SCALE: NTS
2 TAPPING SLEEVE AND VALVE DETAIL
C-10 SCALE: NTS
3 PIPE CROSSING CONC. ENCASEMENT DETAIL
C-10 SCALE: NTS
4 STANDARD THRUST BLOCKS
C-10 SCALE: NTS
ALTERNATE BID
5 FIRE HYDRANT ASSEMBLY DETAIL
C-10 SCALE: NTS
6 WATER SERVICE LATERAL W/ BACKFLOW PREVENTOR DETAIL
C-10 SCALE: NTS



1 C-11 TYPICAL STORMDRAIN CATCH BASIN INLET DETAIL
SCALE: NTS



2 C-11 TYPICAL CONCRETE LINE RIP-RAP ENDWALL DETAIL
SCALE: NTS

PROPOSED YIGO SUBDIVISION

LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

C.T. CHIEN & ASSOCIATES

C-11.0



R1-1 30"X30"

GENERAL NOTES:
1. THE SHAPE, COLOR, DIMENSIONS, SYMBOL, WORDING, LETTERING, AND REFLECTORIZING OF ALL SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD)" UNLESS OTHERWISE SPECIFIED.

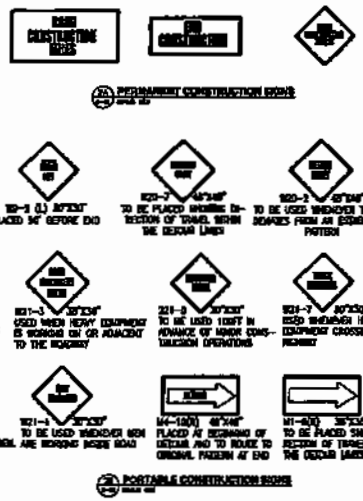
2. ALL LETTERS AND FIGURES SHALL CONFORM TO THE MANUAL "STANDARD ALPHABETS FOR HIGHWAY SIGNS" DEPARTMENT OF COMMERCE, BUREAU OF PUBLIC ROADS, 1948.

3. SIGNS SHALL BE ATTACHED TO POST WITH 5/8" GALVANIZED BOLTS WITH NUTS AND 1/8" X 1.00" STAINLESS STEEL WASHERS WITH NEOPRENE RUBBER GASKET ON EACH SIDE.

4. ALL SIGNS AND MISCELLANEOUS HARDWARE TO BE GALVANIZED.

5. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A TRAFFIC CONTROL PLANS FOR THE USE OF THE PROJECT.

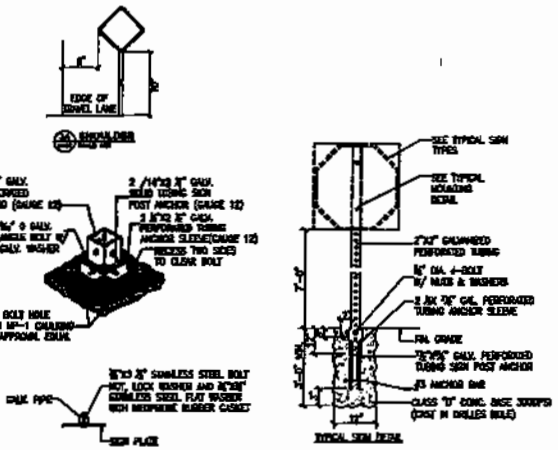
1 REGULATORY SIGNS
C-12 SCALE: NTS



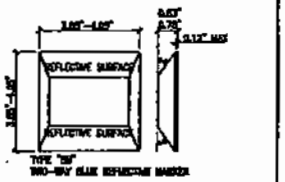
W6-1(R) 30"X30"
W8-2 (L) 30"X30" PLACED 24' BEFORE END
W20-7 48"X48" TO BE PLACED SHOWING DIRECTION OF TRAVEL WITHIN THE DETOUR LANES
W20-2 48"X48" TO BE USED WHENEVER TRAFFIC REMARKS FROM AN ESTABLISHED PATTERN
W13-1(25) 24"X24" PROJECT SPEED LIMIT TO BE DETERMINED BY THE ENGINEER PRIOR TO STAKE
W21-2 30"X30" USE TO WARN MOTORIST WHEN THE SURFACE HAS WORN OLD
W21-3 30"X30" USED WHEN HEAVY EQUIPMENT IS WORKING ON OR ADJACENT TO THE ROADWAY
W21-2 30"X30" TO BE USED 1000FT IN ADVANCE OF MINOR CONSTRUCTION OPERATIONS
W21-7 30"X30" USED WHENEVER HEAVY EQUIPMENT CROSSES THE ROADWAY
W21-4 30"X30" PLACED 1000FT. ON BOTH SIDES OF THE SURVEY CREW, WITHOUT EXCEPTION
W21-4 30"X30" TO BE USED WHENEVER MEN ARE WORKING INSIDE ROAD
M4-10(R) 48"X48" PLACED AT BEGINNING OF DETOUR AND TO ROUTE TO ORIGINAL PATTERN AT END
M1-6(R) 36"X36" TO BE PLACED SHOWING DIRECTION OF TRAVEL WITHIN THE DETOUR LANES

NOTE:
1. ALL CONSTRUCTION SIGNS SHALL BE IN ACCORDANCE WITH PART VI OF THE MUTCD
2. ALL CONSTRUCTION SIGNS SHALL BE REFLECTORIZED ORANGE PAINT WITH BLACK LETTERS AND BORDER (SECTION 6B-1)
3. BARRICADES AND DRUMS SHALL BE PAINTED AND PLACED IN ACCORDANCE WITH (SECTION 6-6)
4. SIGNS SHALL BE REMOVED OR COVERED WHEN NOT IN ACT USE

2 CONSTRUCTION SIGNS
C-12 SCALE: NTS

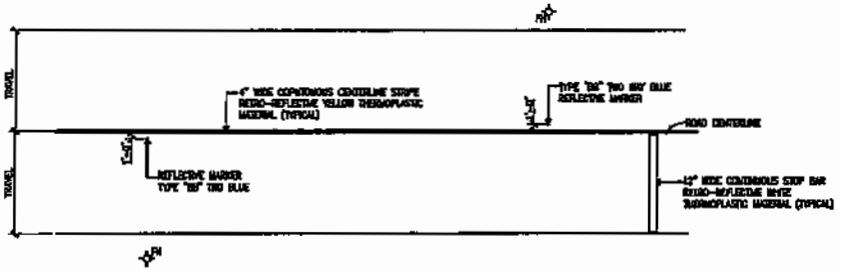


3 MOUNTING DETAILS
C-12 SCALE: NTS



NOTE:
BLUE MARKERS SHOULD BE PLACED 1' OFF OF CENTERLINE AND PERPENDICULAR TO FIRE HYDRANT

4 RAISED PAVEMENT MARKER DETAIL
C-12 SCALE: NTS

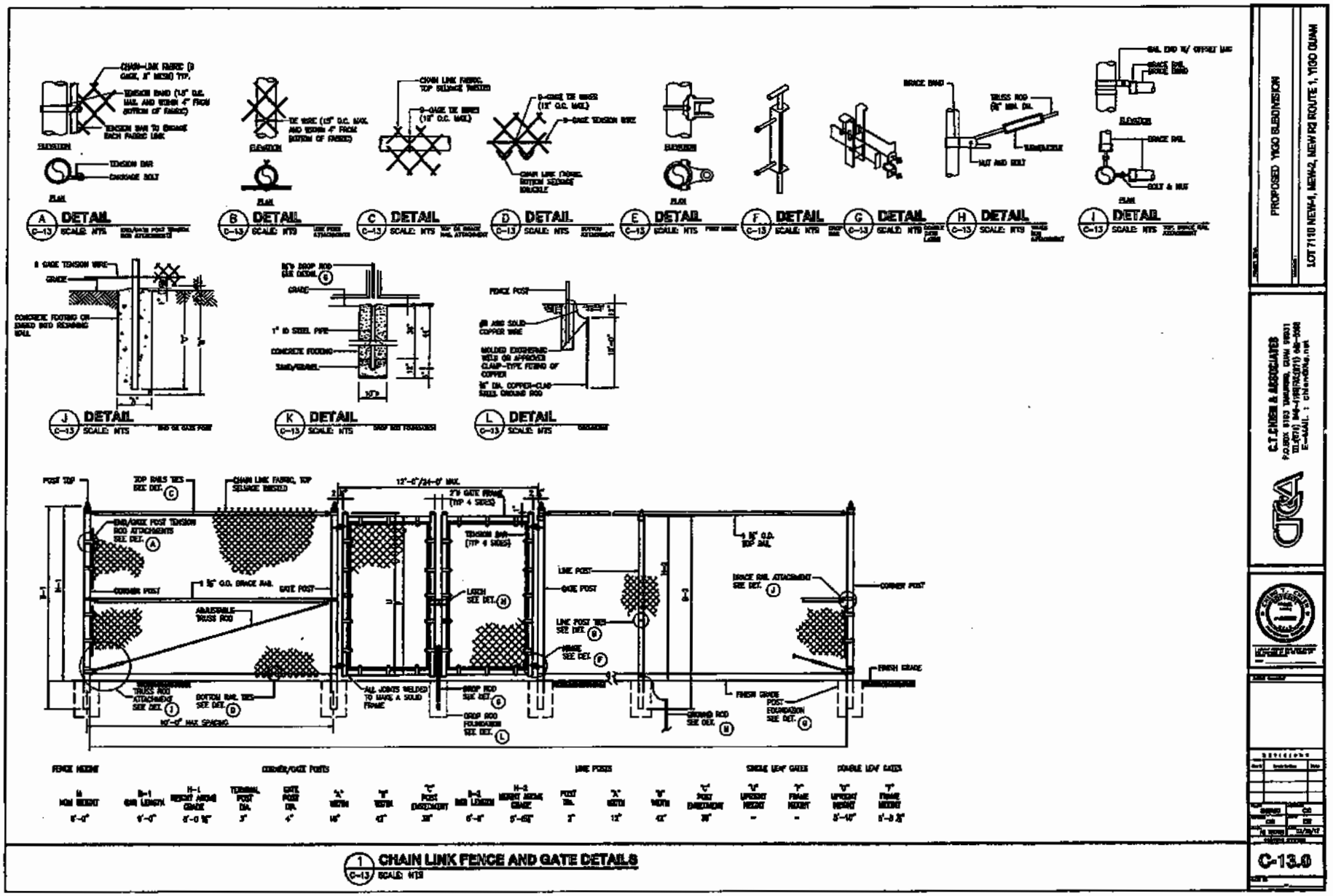


5 TYPICAL PAVEMENT MARKINGS
C-12 SCALE: NTS

PROPOSED YIGO SUBDIVISION
LOT 7-R1, BLOCK 1, TRACT 168, ROUTE 16, YIGO, GUAM

C.T.S.ENGR & ASSOCIATES
P.O.BOX 9153 TAMUNING, GUAM 96931
TEL:(671) 646-1199(FAX)(671) 646-3568
E-MAIL: ctsengr@ite.net

C-12.0

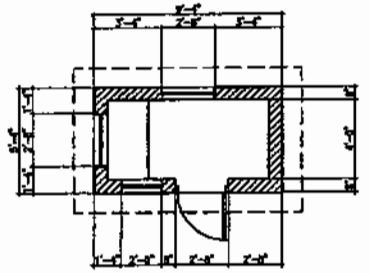


1 C-13 **CHAIN LINK FENCE AND GATE DETAILS**
SCALE: NTS

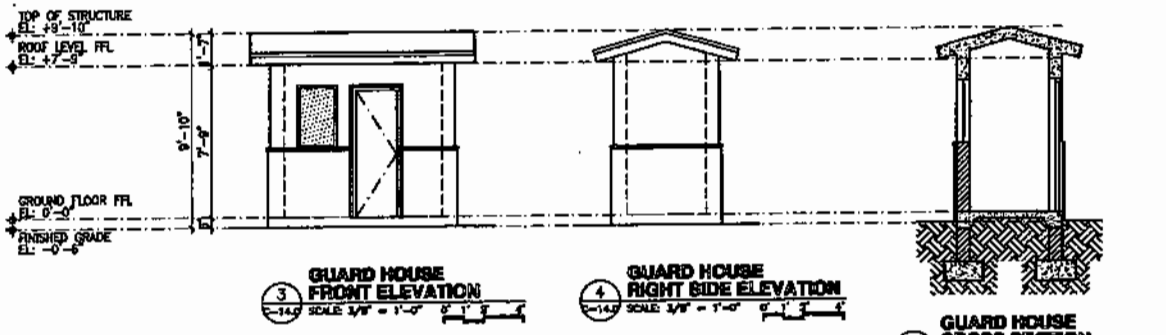
PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW-3, NEW-4, NEW-5 ROUTE 1, YIGO GUAM

C.T. ENGR & ASSOCIATES
P.O. BOX 6193 TAMUNING, GUAM 96931
TELEFAX: (671) 646-[illegible]
E-MAIL: [illegible]

C-13.0



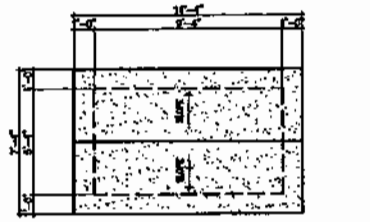
1 GUARD HOUSE FLOOR PLAN
C-14.0 SCALE: 3/8" = 1'-0"



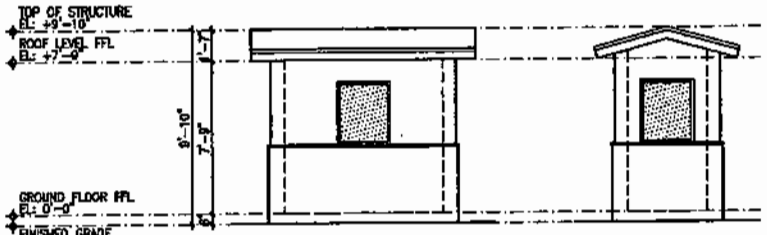
3 GUARD HOUSE FRONT ELEVATION
C-14.0 SCALE: 3/8" = 1'-0"

4 GUARD HOUSE RIGHT SIDE ELEVATION
C-14.0 SCALE: 3/8" = 1'-0"

7 GUARD HOUSE CROSS SECTION
C-14.0 SCALE: 3/8" = 1'-0"



2 GUARD HOUSE ROOF PLAN
C-14.0 SCALE: 3/8" = 1'-0"



5 GUARD HOUSE REAR ELEVATION
C-14.0 SCALE: 3/8" = 1'-0"

6 GUARD HOUSE LEFT SIDE ELEVATION
C-14.0 SCALE: 3/8" = 1'-0"

PROPOSED YIGO SUBDIVISION

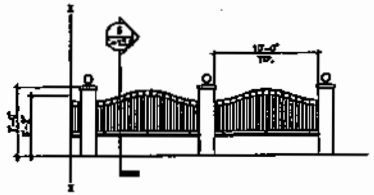
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

C.T.PHEBUS & ASSOCIATES

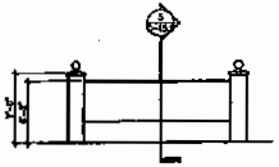
C-14.0



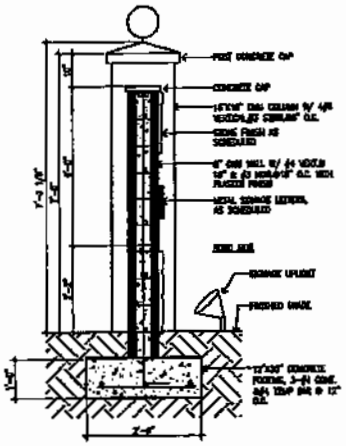
1 PERIMETER FENCE
C-15.0 SCALE: 3/16" = 1'-0"



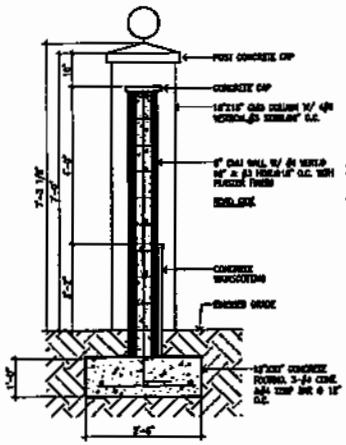
2 TYPICAL-1 FENCE
C-15.0 SCALE: 3/16" = 1'-0"



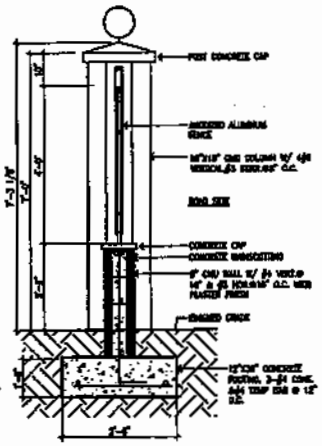
3 TYPICAL-2 FENCE
C-15.0 SCALE: 3/16" = 1'-0"



4 WALL SIGNAGE DETAIL
C-15.0 SCALE: 3/4" = 1'-0"



5 TYPICAL FENCE DETAIL
C-15.0 SCALE: 3/4" = 1'-0"



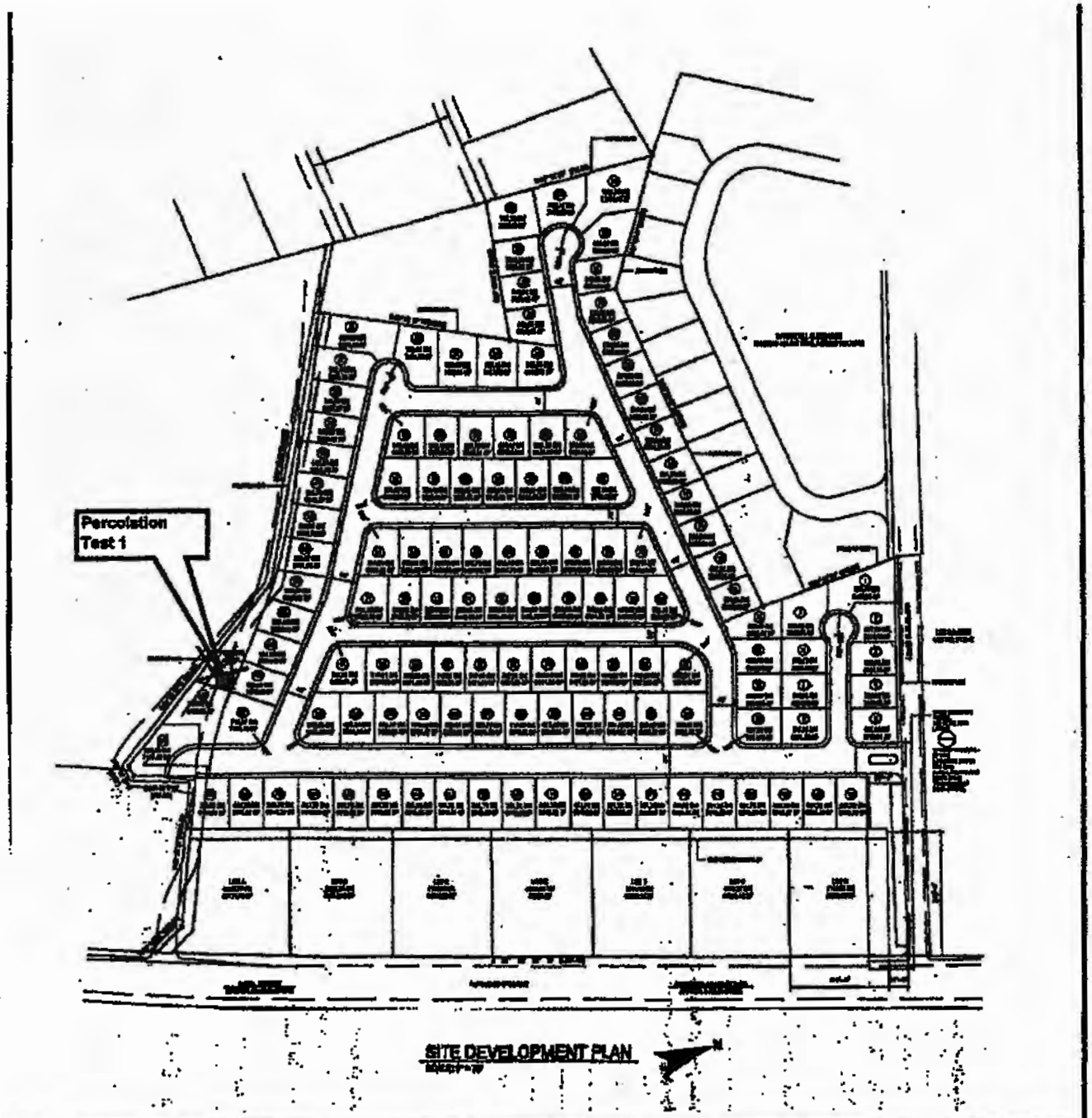
6 TYPICAL FENCE DETAIL
C-15.0 SCALE: 3/4" = 1'-0"

PROPOSED YIGO SUBDIVISION

LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

C-15.0

Doc. No. 34GL-18-2453.



GEO-ENGINEERING & TESTING, INC. Geotechnical & Material Testing Engineers	PERCOLATION TEST LOCATION PLAN Studio E Development	PLATE 1
Job No. 490.03 Appr. US/ Date 12/11/07	YIGO GUAM	

Statement of Ownership and Zoning Verification

Wellborn, LLC, is the registered owner of the following properties verifiable through Instrument No. 751487 (attached hereto), recorded within the Department of Land Management on March 6, 2007.

ORIGINAL PARCELS			
SEQ.	LOT NO.	COMPUTATED AREA (sm)	RECORDED AREA (sm)
1	7110-New-New-1	59,988	60,000
2	7110-New-New-2	3,716	3,716
3	7110-New-New-R2	62,684	62,651
Total Area:		126,388	126,367

CONSOLIDATION AND PARCELING WELLBORN ESTATES TRACT SUBDIVISION (PLS No. 60)			
SEQ.	LOT NO.	COMPUTATED AREA (sm)	
1	7110-New-New-R2-NEW (reserved for New WELLBORN ESTATES Tract Desigation.	123,923	Wellborn Estates Developable Area
2	7110-New-New-R2-R/W (Portion of Milalak Drive)	432	
3	7110-New-New-1R/W (Portion of Tun Josen Diego Road)	2,033	
Total Area:		126,388	

The site has received been statutorily rezoned twice. A zoning verification prepared by the Department of Land Management dated September 5, 2006 is attached for reference. The

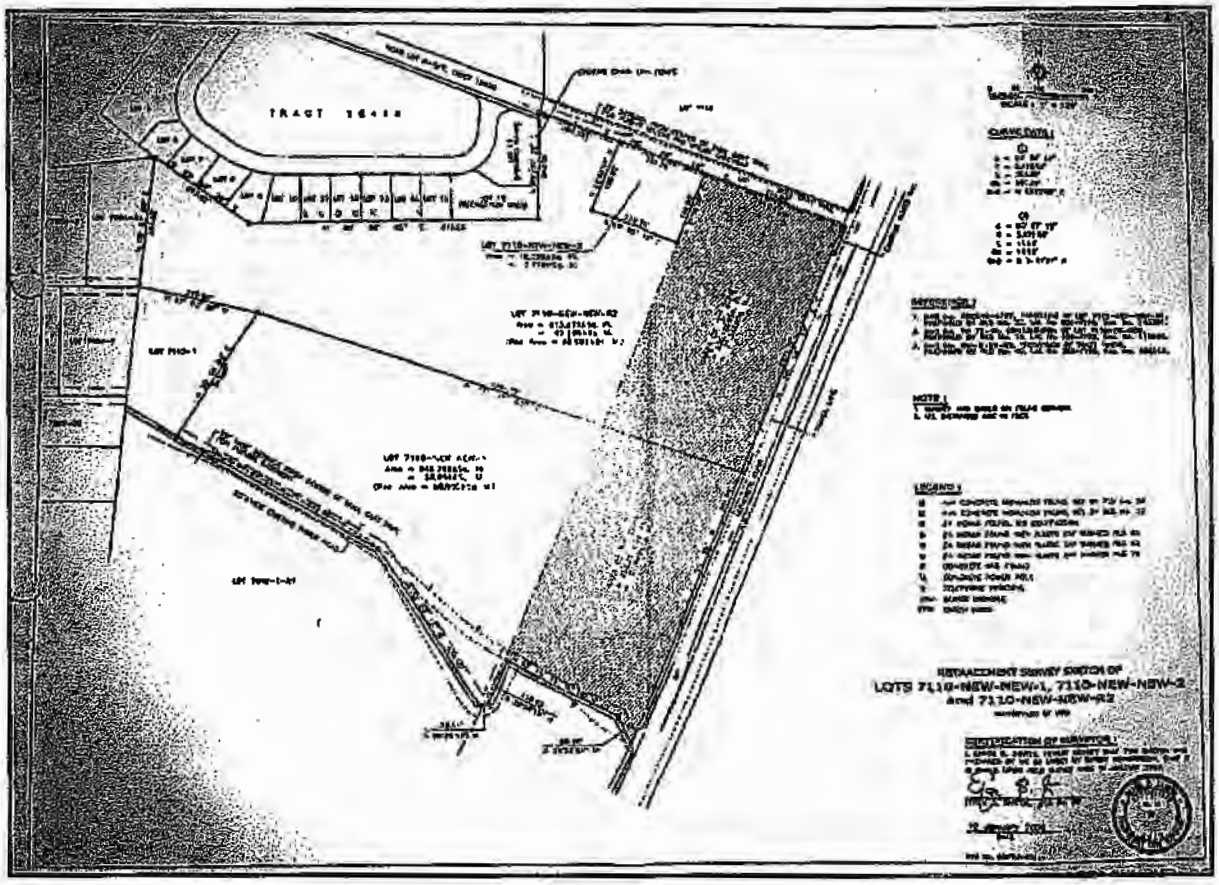


HARRY D. GUTIERREZ, Consultant • harry.gutierrez@yahoo.com
119 Gutierrez Way • Agana Heights, Guam 96932 • Telephone (671) 482-5315 • Facsimile (671) 632-2763

split zone designation (reference attached Map No. 038FY78) in accordance with Public Law 22:97 are provided as follows:

Zoning Designation of Original Parcels Prior to Consolidation	
Lot Description	**Zoning**
Lot 7110-New-New-1	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear Portion is "R2" (Multi Family Dwelling). See attached map delineation.
Lot 7110-New-New-R2	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear Portion is "R2" (Multi Family Dwelling). See attached map delineation.
Lot 7110-New-New-2	"R2" (Multi Family Dwelling), see attached map delineation.

Retracement survey sketch prepared by Efren B. Santos, PLS No.60 on January 19, 2006 delineating "C" (Commercial) area within the "R-2" (Multi Family) zoned parcels.



DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMEN GUÅHÅN
(Government of Guam)

FELIX P. CAMACHO
Governor of Guam

KALEO S. MOYLAN
Lieutenant Governor of Guam

JOSEPH M. BORJA
Director

Street Address:
590 S. Marine Corps Drive
Tamuning, Guam 96913

Mailing Address:
P.O. Box 11998
Hagåtña, Guam 96932

E-mail Address:
dlm@ns.gov.gu

Telephone:
671-649-5383

Facsimile
671-649-5384

September 5, 2006

Lisa Geisinger
P.O. Box 11498
Tamuning, Guam 96931

Subject: Zone Verification

Hafa Adai Ms. Geisinger:

Pursuant to Public Law 22:97, the following lots in the municipality of Yigo were rezoned as follows (reference attached Map No. 038FY78):

DESCRIPTION	ZONE DESIGNATION
Lot 7110-NEW-NEW-1	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear portion is "R-2" (Multi-Family Dwelling), see attached map delineation
Lot 7110-NEW-NEW-2	"R-2" (Multi-Family Dwelling), see attached map delineation
Lot 7110-NEW-NEW-R2	Dual Zone - Front portion of the lot is "C" (Commercial) and the Rear portion is "R-2" (Multi-Family Dwelling), see attached map delineation

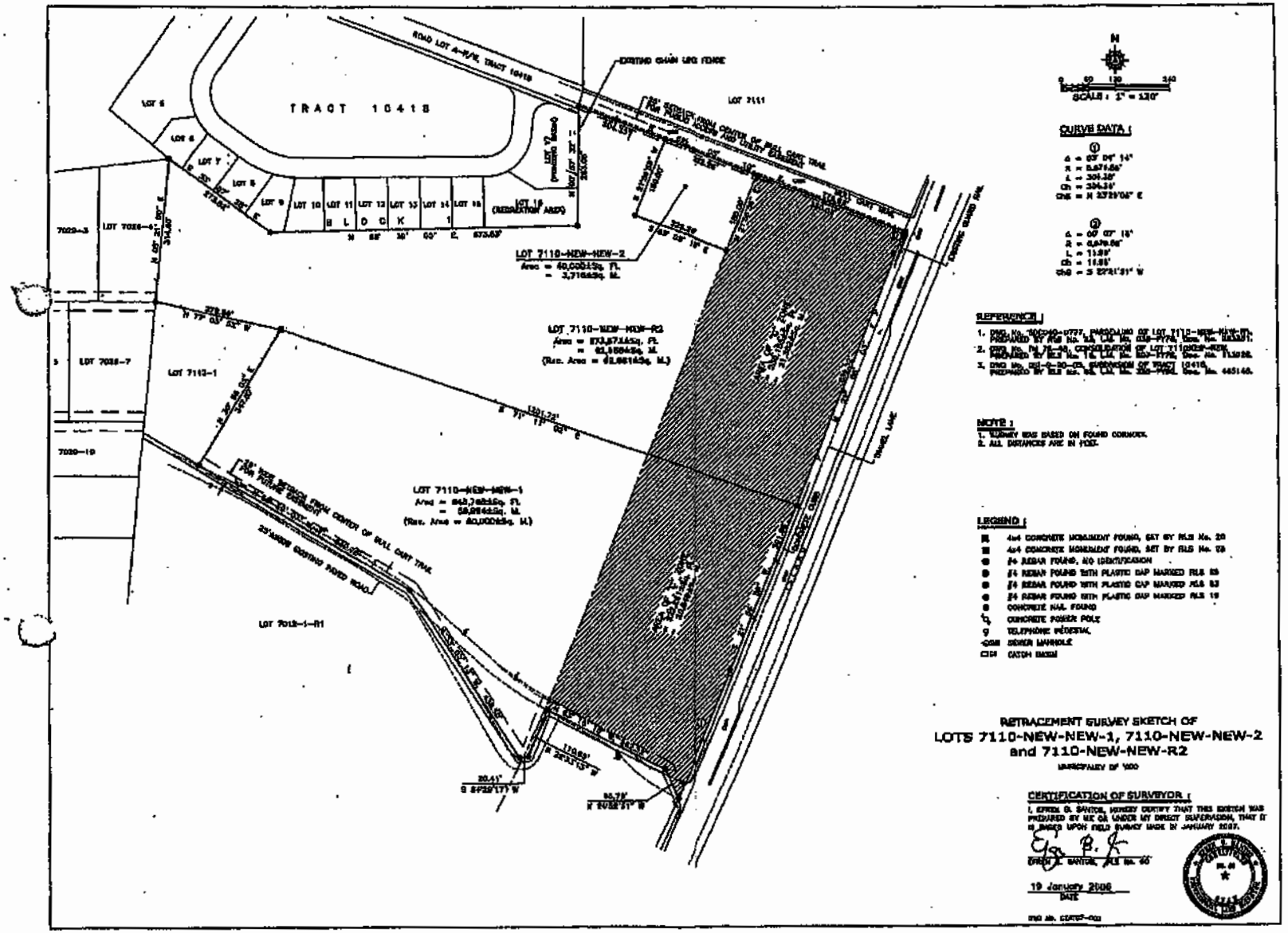
This verification supercedes DLM Zone Verification dated July 27, 2006. Should you have questions or need clarification on this matter, please contact Mr. Frank P. Taitano at 649-5385, Planning Division, 3rd floor, ITC Building in Tamuning.

Thank you for your patience and I hope that this response will be adequate for your needs.

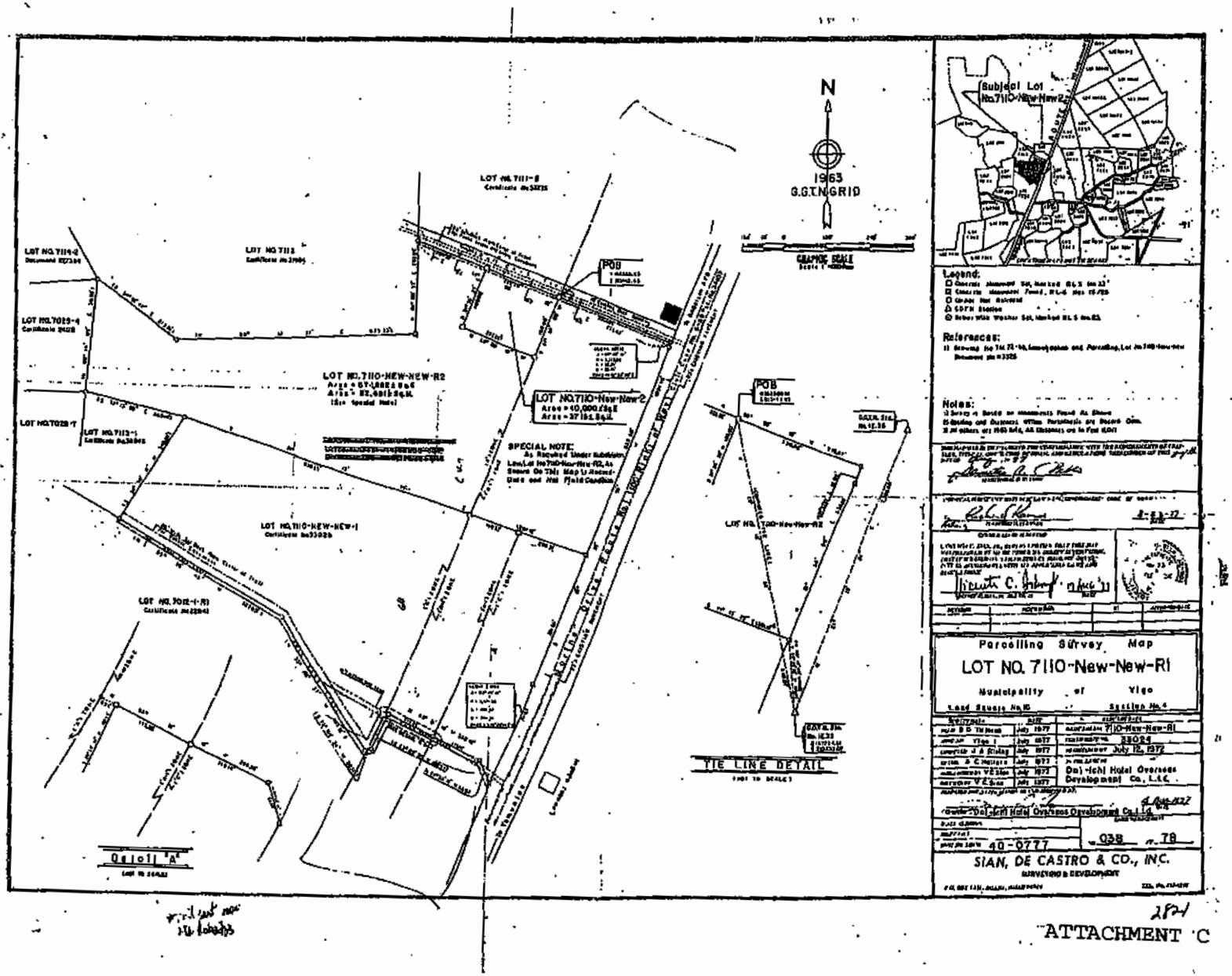
Joseph M. Borja
Director

FPT/PCG
Attachments: as noted

ATTACHMENT C1



ATTACHMENT C6



Doc. No. 34GL-18-2453.

4.Ownership Warranty Deed (Instrument No. 751487)

a. Consent of Grantor's Spouse

FOR RECORDATION AT	)	Island of Guam, Government of Guam
	)	Department of Land Management
DEPARTMENT OF LAND	)	File for record is Instrument No. 751487
	)	
MANAGEMENT	)	For the Year 2001, Month 03, Day 06, Time 9:02
	)	Recording Fee 6.643 - Receipt No. 93010
GOVERNMENT OF GUAM	)	Deputy Recorder

(ABOVE SPACE FOR RECORDERS USE ONLY)

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

Parties, Consideration and Grant

KNOW YE, that WE, SCAN ORIENT, INC., a Guam corporation, whose mailing address is P.O. Box 7448, Tamuning, Guam 96931, and YONG GUAT VENTURES, a Hong Kong corporation, whose mailing address is P.O. Box 7448 Tamuning Guam 96921, and DAVID ONG, a married man, whose mailing address is P.O. Box 7448 Tamuning Guam 96921, who are hereinafter referred to as the "GRANTORS", for good and in lawful consideration in the sum of ($10.00), and other valuable consideration paid by WELLBORN, LLC., a Guam Limited Liability Company whose mailing address is Suite 107-C, 1st floor Commercial & Professional Center, 138 E. Marine Dr. Hagatna, Guam 96910 who is hereinafter referred to as the "GRANTEE", the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY unto the GRANTEE, in fee simple, forever, the following described parcel of property:

PROPERTY DESCRIPTION

PARCEL #1

LOT NO. 7110-NEW-NEW-1, YIGO, GUAM, ESTATE NO. 21292, SUBURBAN, as said lot is marked and designated on Map Drawing No. T.M. 72-48 (LM#907FY72), dated July 7, 1972 and recorded on July 11, 1972 under Instrument No. 113926, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 60,000 square meters; Certificate of Title No. 100276 issued to Scan Orient, Inc., a Guam corporation.

PARCEL #2

ATTACHMENT A

(ABOVE SPACE FOR RECORDERS USE ONLY)

WARRANTY DEED

TO ALL WHOM THESE PRESENTS MAY COME, GREETINGS:

Parties, Consideration and Grant

KNOW YE, that **WE, SCAN ORIENT, INC.**, a Guam corporation, whose mailing address is P.O. Box 7448, Tamuning, Guam 96931, and **YONG GUAT VENTURES**, a Hong Kong corporation, whose mailing address is P.O. Box 7448 Tamuning Guam 96931, and **DAVID ONG**, a married man, whose mailing address is P.O. Box 7448 Tamuning Guam 96931, who are hereinafter referred to as the **"GRANTORS"**, for good and in lawful consideration in the sum of ($10.00), and other valuable consideration paid by **WELLBORN, LLC.**, a Guam Limited Liability Company whose mailing address is Suite 107-C, JEG Commercial (Professional) Center, 134 E. Marine Dr. Hagatna, Guam 96910 who is hereinafter referred to as the **"GRANTEE"**, the receipt of which is hereby acknowledged, do hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto the **GRANTEE**, in fee simple, forever, the following described parcel of property:

PROPERTY DESCRIPTION

PARCEL #1

LOT NO. 7110-NEW-NEW-1, YIGO, GUAM, ESTATE NO. 21292, SUBURBAN, as said lot is marked and designated on Map Drawing No. T.M. 72-48 (LM#907FY72), dated July 7, 1972 and recorded on July 11, 1972 under Instrument No. 113926, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 60,000 square meters; Certificate of Title No. 100276 issued to Scan Orient, Inc., a Guam corporation.

PARCEL #2

LOT NO. 7110-NEW-NEW-2, YIGO, GUAM, ESTATE NO. 70328, SUBURBAN, as said lot is marked and designated on Map Drawing No. SDCO 40-0777 (LM#038FY78), dated August 24, 1977 and recorded under Instrument No. 283351, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 40,000 square feet or 3,716 square meters; Last Certificate of Title No. 100821 issued to Scan Orient, Inc., a Guam corporation.

PARCEL #3

LOT NO. 7110-NEW-NEW-R2, YIGO, GUAM, ESTATE NO. 70329, SUBURBAN, as said lot is marked and designated on Map Drawing No. SDCO 40-0777 (LM#038FY78), dated August 24, 1977 and recorded under Instrument No. 283351, in the Department of Land Management, Government of Guam.

The following is shown for information purposes only: Said map shows the area to be 674,682 square feet or 62,681 square meters; Last Certificate of Title No. 100282 issued to Scan Orient, Inc., a Guam corporation.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, water-courses, rights, liberties, privileges, hereditaments, and appurtenances, whatsoever thereunto belonging or in anywise appertaining, and reversion, remainder and remainders, rents, issues and profits thereof, and all estates, rights, title, property, claim and demand whatsoever, of the Grantor at law or in equity, in and to the same.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging and in anywise appertaining unto the GRANTEE and GRANTEE'S successors and assigns, forever.

Grantor and Grantor's heirs, administrators and assigns, covenant with the said Grantee and Grantee's successors and assigns, that Grantors are lawfully seized in fee simple of the granted premises; that said premises is free from all encumbrances except; current real estate taxes, rights of way, easements, covenants and restrictions of record; that Grantor has good right to sell and convey the same; and that Grantor and any of Grantors' heirs, administrators or assigns will forever warrant and defend the same to the said Grantee and Grantee's successors and assigns forever against the lawful claims and demands of all persons. Grantor makes no representations nor warranties that the Grantees may use the property for any particular purpose or that the Grantee may obtain a change of zone permit.

WATER AND POWER

Grantors further states that water and power (electricity is) immediately available on the property or within 100 feet of the property, and that the Grantee is aware that the Government of Guam is not required to pay for water and power (electricity) hookups or extensions.

IN WITNESS WHEREOF, the Grantors and the Grantee have caused these presents to be duly executed this 27th day of February, 2007.

Doc. No. 34GL-18-2453.

GRANTORS:

DATE: 2/27/07

DAVID ONG

SCAN ORIENT INC., a Guam corporation

DATE: 3/4/07

BY: YIO BOK CHENG ROBATO
AUTHORIZED REPRESENTATIVE

YONG GUAT VENTURES, a Hong Kong corporation

DATE: 2/27/07

BY: DAVID HU ONG
AUTHORIZED REPRESENTATIVE

GRANTEE:
WELLBORN, LLC.
a Guam Limited Liability Company

DATE: 02/23/07

BY: YUN-JU CHEN
AUTHORIZED REPRESENTATIVE

GUAM, U.S.A.)
)ss:
CITY OF HAITE)

On this 27 day of FEBRUARY, 2007, before me, a Notary Public in and for GUAM, U.S.A., personally appeared **DAVID ONG**, known to me to be the person whose name is subscribed to the within instrument and he acknowledged to me that he executed the same as his free and voluntary act for the uses and purposes therein set forth.

WITNESS my hand and official seal.

)seal(

NOTARY PUBLIC

AILEEN K. ALFRED
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: July 05, 2008
Rt. 8, 718 Chalan Machalute
Suite 101 Maite, Guam 96910

GUAM, U.S.A.)
)ss:
CITY OF HAITE)

On this 5th day of March, 2007, before me, a Notary Public in and for GUAM, U.S.A., personally appeared YAO SONG CHENG HORATO, known to me to be the authorized representative of **SCAN ORIENT INC.**, a Guam corporation, whose name is subscribed to the within instrument and he/she acknowledged to me that he/she executed on behalf of said corporation for the uses and purposes therein set forth.

WITNESS my hand and official seal.

)SEAL(

NOTARY PUBLIC

AILEEN K. ALFRED
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: July 05, 2008
Rt. 8, 718 Chalan Machalute
Suite 101 Maite, Guam 96910

GUAM, U.S.A.)
)ss:
CITY OF HAITE)

On this 27 day of FEBRUARY, 2007, before me, a Notary Public in and for GUAM, U.S.A., personally appeared **DAVID HU ONG**, known to me to be the authorized representative of **YONG GUAT VENTURES**, a Hong Kong corporation, whose name is subscribed to the within instrument and he acknowledged to me that he executed on behalf of said corporation for the uses and purposes therein set forth.

WITNESS my hand and official seal.

)SEAL(

NOTARY PUBLIC

AILEEN K. ALFRED
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: July 05, 2008
Rt. 8, 718 Chalan Machalute
Suite 101 Maite, Guam 96910

GUAM, U.S.A.)
)ss:
CITY OF TUMON)

On this 23rd day of Feb. 2007, before me, a Notary Public in

[redacted]

GUAM, U.S.A.)
) ss.:
CITY OF Tumon)

NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: July 05, 2008
P.O. B, 715 Chalan Machalis
Suite 101 Malle, Guam 96910

On this 23rd day of Feb., 2007, before me, a Notary Public in and for GUAM, U.S.A., personally appeared YUN-JU CHEN known to me to be the authorized representative of WELLBORN, LLC. a Guam Limited Liability Company, whose name is subscribed to the within instrument and he/she acknowledged to me that he/she executed on behalf of said corporation for the uses and purposes therein set forth.

WITNESS my hand and official seal.

Lena G. Pangelinan
NOTARY PUBLIC

[SEAL]

[redacted]

CONSENT OF GRANTOR'S SPOUSE

I, **MARLENE YAO ROBATO ONG** wife of **DAVID ONG** "Grantor" of the WARRANTY DEED on LOT NO. 7110-NEW-NEW-2, YIGO and LOT NO. 7110-NEW-NEW-R2, YIGO, GUAM, executed on February 27, 2007 2007, to WELLBORN, LLC, A Guam Limited Liability Company "Grantee". I have read the foregoing WARRANTY DEED, carefully and hereby consent to its execution and performance in all respect. I, **MARLENE YAO ROBATO ONG**, acknowledge that I have no claim or interest in LOT NO. 7110-NEW-NEW-2, YIGO and LOT NO. 7110-NEW-NEW-R2, YIGO, GUAM, and to the extent that I do have any interest, I hereby consent in the execution of the WARRANTY DEED, executed by my spouse, **DAVID ONG**.

Dated: This 27 day of FEBRUARY, 2007.

Marlene Yao Robato Ong

MARLENE YAO ROBATO ONG
BY: DAVID HU ONG
HER ATTORNEY-IN-FACT # 751486

GUAM, U.S.A.)
) ss.:
CITY OF MAITE)

On this 27 day of FEBRUARY, 2007, before me a Notary Public, in and for GUAM, U.S.A., personally appeared DAVID HU ONG known to me to the person whose name is subscribed to the foregoing instrument as the attorney-in-fact of **MARLENE YAO ROBATO ONG**, and he acknowledge to me that he subscribed the name of **MARLENE YAO ROBATO ONG**, thereto as principal and his own name as attorney-in-fact.

WITNESS my hand and official seal.

Arlene L. Aflague

and performance in all respect. I, MARLENE YAO ROBATO ONG, acknowledge that I have no claim or interest in LOT NO. 7110-NEW-NEW-2, YIGO and LOT NO. 7110-NEW-NEW-R2, YIGO, GUAM, and to the extent that I do have any interest, I hereby consent in the execution of the WARRANTY DEED, executed by my spouse, **DAVID ONG.**

Dated: This 27 day of FEBRUARY, 2007.

Marlene Yao Robato Ong

MARLENE YAO ROBATO ONG
BY: DAVID HU ONG
HER ATTORNEY-IN-FACT # 751486

GUAM, U.S.A.)
) ss.:
CITY OF MAITE)

On this 27 day of FEBRUARY, 2007, before me a Notary Public, in and for GUAM, U.S.A., personally appeared DAVID HU ONG known to me to the person whose name is subscribed to the foregoing instrument as the attorney-in-fact of **MARLENE YAO ROBATO ONG,** and he acknowledge to me that he subscribed the name of **MARLENE YAO ROBATO ONG,** thereto as principal and his own name as attorney-in-fact.

WITNESS my hand and official seal.

)SEAL(

Aileen K. Alfred

NOTARY PUBLIC

AILEEN K. ALFRED
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: July 06, 2008
Rt. 8, 715 Chalan Machanao
Suite 101 Maite, Guam 96910

5. Wellborn Subdivision Survey Map PLS 60

a. Consolidation Survey Map
b. Subdivision Survey Map
c. Subdivision Survey Map Match Lines 1 through 4

6. GEPA FONSI Environmental Impact Assessment

a. GEO Engineering & Testing, Inc., Soils and Percolation Test
b. Water and Sewage Demand Estimate
c. Electrical Calculations

Guam Environmental Protection Agency
Environmental Impact Assessment

CASE NO.: _____ ***PROJECT TITLE:*** ***Wellborn Estates***

APPLICATION FOR A FINDING OF NO SIGNIFICANT IMPACT

1. Name, address and business telephone of applicant:

Wellborn LLC
C/O Harry D. Gutierrez, *Consultant*
119 Gutierrez Way
Agana Heights, Guam 96932
Phone: *(671) 482-5315*
Fax: *(671) 632-2763*

2. Name and title of representative if applicant is a business or governmental agency:

Attn: ***Harry D. Gutierrez,*** *Consultant*

3. Location of proposed project: (Include tract, lot, municipality and a location map).

The proposed Wellborn Estates is located within the Municipality of Yigo north of Gayinero Road and within the immediate proximity of Our Lady of Lourdes Catholic Church. The site fronts Marine Corp Drive and is bounded to the north by Milalak Drive and Tun Josen Diego Road to the south. It is contiguous to Springhill Subdivision located to the west while the Church of Jesus Christ of Latter Day Saints is immediately north across Milalak Drive.

The Wellborn Estates received a tentative subdivision approval on September 25, 2009 and a renewal on August 30, 2010. The project was delayed based on the availability of local skilled laborers and the inability to meet such shortfalls resulting from the moratorium established by the U.S. Department of State on H-2B temporary worker visas. Additionally, delays and waning economic conditions influenced the developer to reformulate the focus of the subdivision towards a broader market base of consumers. The Wellborn Estate subdivision is a new plan and layout with almost synonymous traffic, water, sewer and electrical impacts as the prior approved plan.

Land uses in the immediate vicinity range from vacant/undeveloped parcels, denominational churches, single-family residential uses, a school, commercial uses and the GPA power generation/ Yigo substation.



Doc. No. 34GL-18-2453.

The Wellborn Estates contain the following parcels:

Figure 1.

ORIGINAL PARCELS			
SEQ	LOT NO	COMPUTATED AREA (sm)	RECORDED AREA (sm)
1	[illegible]	59,988	60,000
2	[illegible]	3,716	3,716
3	[illegible]	62,684	62,651
Total Area:		126,388	126,367

The parcels will be consolidated and recorded setback reservations along Milalak Drive and Tun Josen Diego Road will be parceled out meeting the requirements to establish the new tract designation for the Wellborn Estates subdivision project.

Figure 2.

PROPOSED CONSOLIDATION PRIOR TO WELLBORN ESTATES TRACT SUBDIVISION			
SEQ	LOT NO	COMPUTATED AREA (sm)	
1	[illegible]	123,923	Wellborn Estates Development Area
2	[illegible]	432	
3	[illegible]	2,033	
Total Area:		126,388	

4. General nature of project: (i.e. single family residence, gas station, parking lot, etc.)

Wellborn LLC, the owner of the project, proposes to subdivide one hundred twenty one (121) single family lots and a "C" (Commercial) lot establishing the context of the proposed project within Yigo The proposed subdivision is dual zoned. Over 75% of the entire site is predominately zoned "R2" (Multiple Dwelling) while the remaining area fronting Marine Corp Drive is "C" (Commercial). The commercially zoned area is setbacked two hundred (200) feet along Marine Corp Drive.

The project area is zoned for "R2" (Multiple Dwelling) but "R1" (Single Family) detached homes in a one hundred twenty one (121) single family site is proposed. The commercialized area will be accessible from Marine Corp Drive and not from within the project site. All infrastructural accommodations to this area is separate and apart from the primary one hundred twenty one lot single family subdivision.

The project encompasses a fully improved residential subdivision integrating the

necessary amenities to support a successful community and further offers substantial benefits for Guam and Yigo. The project through a single phase three (3) increment development process is planned towards maximizing site sensitivity and compatibility with the adjacent and contiguous residential areas. This scheme of development will mitigate and abate much of the environmental impacts caused by construction to the contiguous residential housing units. Construction of the subdivision improvements is expected to exceed twelve (12) months only after all necessary permits and government approvals are secured.

5. *Are any of the following critical environmental factors affected by the proposed project? If yes, describe the impact, otherwise enter "none".*

Environmental factor	***Impact***
Archaeological feature	***NONE***

The property is located within an area that has received disturbance. No known archaeological features are known to exist or have been recorded on the site or within the immediate vicinity.

Critical habitat area	***NONE***

The site is not located in or near an area identified as critical habitat.

Groundwater recharge area	***YES***

The lot is situated within the northern aquifer designated as GEPA APC1. However, impacts to the recharge area are abated and at least nominal as sewage will be conveyed through the public system while storm drain retention facilities will be diverted to a centralized ponding area upon completion of the project.

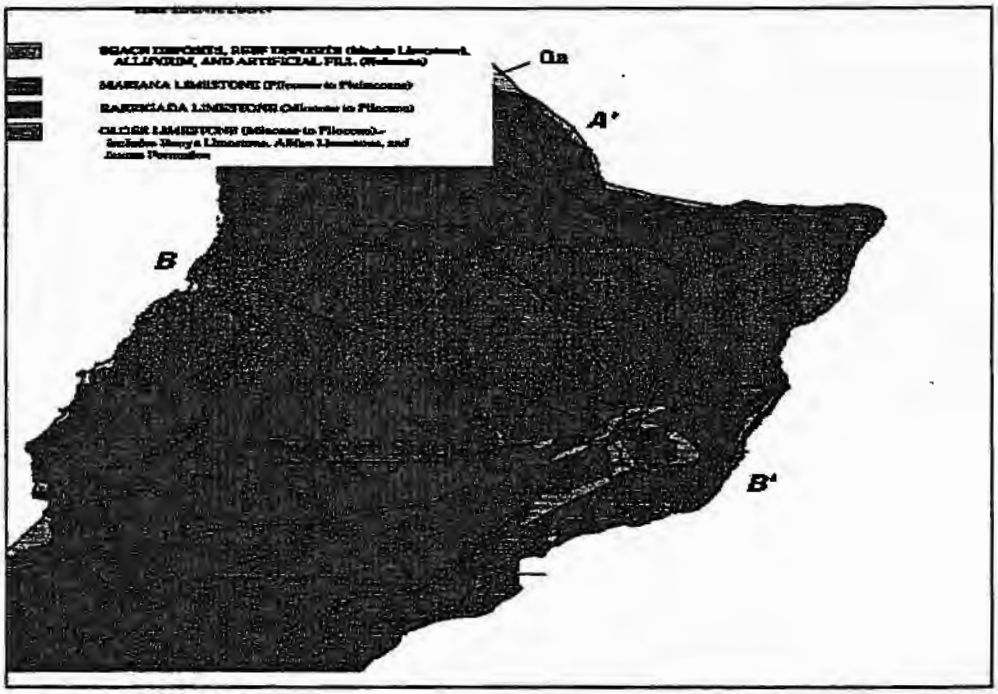


Figure 3. *Underlying Barrigada Limestone.*

Marine waters ***NONE***

The property is located in-land located distally away from any marine resources. Impact to coastal resources is highly doubtful.

Pristine forest ***NONE***

The subject property lies on Barrigada limestone which is described as massive, medium to coarse grained, white foraminiferal limestone. Lentic and lotic aquatic conditions do not occur within or adjacent to the property. The parcel contains primarily secondary growth vegetation which would be categorized as disturbed vegetation. The site consists of mostly overgrown vegetation. *Most of the property has been cleared over several different occasions. Westward side of the property was cleared partially during Spring Hills Phase I development and the Marine Corps Drive side during widening of Route 1. Clearing and grading of the property site will be coordinated and directed to the attention of the the Department of Parks and Recreation through the Building Permit process that will be initiated by the Owner, or its Representative.*

Reef flats ***NONE***

It is highly doubtful for the project to directly impact the reef resources.

Streams, lakes or ponds ***NONE***

No water courses or wet lands are situated within the proximity. The geological disposition of limestone is highly porous with rapid permeability.

Watersheds ***NONE***

Ibid as above.

Wellhead protection zone ***NONE***

The site is not located within any wellhead protection zone. Proximal Wells are located across Marine Corp Drive adjacent to the Bordallo/Takano Subdivision.

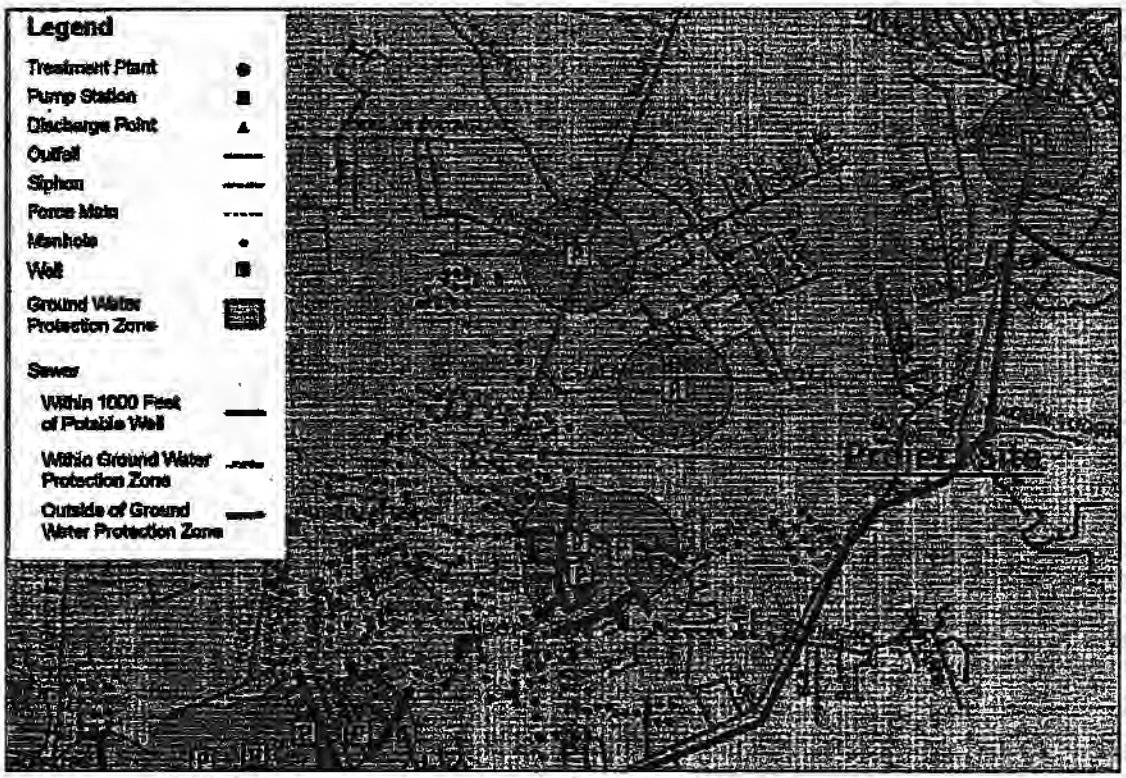


Figure 4. *Wellhead protection zone located on Bordallo/Takano Subdivision across Marine Corp Drive.*

Wetlands ***NONE***

Ibid as Streams, lakes or ponds.

6. Will the project result in any of the following environmental impacts:

Production of toxic or hazardous waste?

The proposed subdivision will conform to the permitted activities within the zone. No anticipated toxic wastes are anticipated during the construction phase of development. Any soils resulting from any accidental heavy equipment oil spills will be disposed of in accordance with EPA protocols.

Dislocation of existing businesses?

No businesses will be displaced. The propased project parcels ±25,210 square meters of Marine Corp Drive frontage for commercial purposes. The proposed commercialized activity anticipates added commercial opportunities to the area.

- residences?

The site currently situates no dwelling units. No residences will be displaced as a result of the proposed activity. However, one hundred twenty one (121) single family lots are proposed within the Wellborn Estates subdivision.

- public areas?

The parcel is owned by Wellborn LLC. No public resources will be encroached upon.

- Production of air contaminants?

Primary emission impacts will be derived solely from vehicular movements in and out of the site during construction and upon occupancy. This source is unlikely to create any significant or adverse impacts in the project area. No backup generation systems are proposed on site.

Increase in the requirements for:

System Development Charges (SDC) are fees that are assessed by the Guam Waterworks Authority on ***new development and to those persons who are changing an existing building or facility where density is increased.*** *The SDC fee pays a portion of the costs borne by GWA to accommodate the increased demand for water and wastewater services that arise from the new development. These fees are collected to help offset the impact your project will have on the Island's infrastructure of water and sewer systems.*

Figure 5.

SYSTEM DEVELOPMENT CHARGE (SDC) FEE SCHEDULE

Water Meter Size	*Water SDC*	*Sewer SDC*	*Total SDC*
3/4"	*$3,190*	*$5,212*	*$8,402*
1"	*$5,316*	*$8,686*	*$14,002*

It is estimated that the minimum 3/4 inch line size SDC fee at eight thousand four hundred two dollars ($8,402) per unit assessed at one hundred twenty one (121) units will amount a minimum of ***one million sixteen thousand six hundred forty two dollars ($1,016,642)*** *for GWA. This amount may increase contingent on the design, floor height and distance from the water main of a particular unit requiring a one (1) inch meter.*

- drinking water supply?

The Wellborn Estates Subdivision will be integrally serviced through the existing public water system. A 12 inch main runs along Route 1. The project anticipates a daily water usage of forty eight thousand four hundred (48,400)gpd. An 8 inch water main will convey water from Milalak Drive along the northern boundary of the project.

Figure 6.

DOMESTIC WATER SUPPLY CONSUMPTION	
Standard Unit Type (Assumed):	***4 Bedroom Single Family Dwelling***
Number of Units	***121***
Estimated Number of Occupants per unit:	***5 individuals per unit***
Estimated quantity of water per person per day (gallon).	***80 gallons per day***
Total quantity of water required per day (gallon).	***48,400 gallons per day***

There will be an increase in water consumption for the proposed project. A six (6) inch water line main is sized within the main arterial rights of way within the subdivision. Also, a six (6) inch line will extend southbound exiting the development onto the existing street, Tun Josen Diego Road, then extending towards Marine Corps Drive to make the final connection. It will supply the fire hydrant/protection system for the development and will connect to existing six (6) inch GWA water main line along Marine Drive Corps. A two (2) inch secondary waterline or GWA's recommended size will be installed through the lanes and the water line will then be connected to the new six (6) inch line on both sides looping the waterline connection, in order, to distribute water throughout the community equally balancing pressure and flow. The one hundred twenty one (121) single family homes will be assessed a GWA Potable water calculations are provided within the application.

- sewage disposal?

The Wellborn Estates Subdivision will be adequately serviced through a centralized public sewage system. Sewage within the development will be conveyed through conventional 8 inch gravity line that will connect along Milalak Drive and Tun Josen Diego Road. Wastewater capacity calculations indicate that the additional 121 parcel subdivision will generate an average flow of 20 gallons per minute into an 8 inch gravity line within phase II of Ypapao Estates.

Figure 7.

DOMESTIC DAILY SEWAGE FLOW	
Percentage of Daily Sewage Flow	***110%***
Estimated Water Consumption	***48,400 gallons per day***
Estimated Daily Sewage Flow	***53,240 gallons per day***

The waste water sewage requirements from the project is estimated to generate an average flow of fifty three thousand two hundred forty (53,240) gallons per day. The proposed sewer connection will be six inch (6") gravity flow connecting to an existing eight inch (8") GWA sewer system fronting Marine Corps Drive.



- vehicle traffic?

Wellborn Estates provides for two (2) sixty (60) feet wide collector roads whose ingress and egress are located on Tun Josen Diego Road and Milalak Road connected to Marine Corp Drive. The two roads are located distally apart along the the northern and southern boundaries of the development. The proposed development does not anticipate to adversely add to the current vehicular traffic along Marine Corp Drive. However, there will be increased vehicular trips along Tun Josen Diego Road and Milalak Road. Based on vehicle trip factors obtained from Stover and Koepke (1988), the maximum number of vehicles trips per day to and from the additional 121 single unit subdivision may be as much as 2,651. This high traffic estimate will occur during special occasions, e.g., fiestas. The mean number of vehicle trips per day is estimated at 1,214 or 122 vehicle trips during peak hours.

7. - Clearing and grading?

Clearing and grading permit will be required of this proposed subdivision. Earthwork on the site will be mandatory in meeting with the final grade plan requiring a balance of cut and fill activities enabling the gravity sewage and storm water systems to work. An environmental protection plan and erosion control plan will be prepared by the contractor prior to the acquisition of the permit. A permit will be acquired from the Department of Public Works and cleared through the various agencies prior to commencement of any civil activities.
Survey map categorize the type of soil: Guam-Urban Land Complex, which is a limestone plateaus that are characterized by the effects of development where roads, buildings, parking lots and airstrip are usually built. The soil is usually disturbed by land shaping for urban development. The subsoil is coralline limestone. For more detailed information for the site ground, refer to the "Report GeoTechnical Investigation".
Slope: The overall project site topography is relatively flat, slightly sloping towards the south east. The highest portion of the site is located within the northwest portion of the property adjacent to the existing Spring Hills Phase I subdivision with thirty two (32) existing single family homes, just beyond the project site westward about two hundred (200) feet away is the summit of the Spring Hills with elevation of five hundred thirty (530) feet. The highest elevation of the project site is approximately five hundred and eight (508') feet. The lowest elevation of the project site Is located at the southeast most part of the property and approximately four hundred sixty five (465) feet.
The relative topography of the property seems to converge, from all directions sloping downward towards the southeast portion of the property.

- On-site, individual waste water disposal system?

None. However, storm water retention facilities are provided within the proposed subdivision to sustain all storm water runoff from the development meeting the 20 year storm requirement. Storm water drainage system run-offs from the project site will be collected and handled on-site. No discharge of storm water runoff will be allowed beyond the project boundaries.

- Above ground or below ground storage tank?

No such facility will be situated within the proposed project site.

DECLARATION BY APPLICANT

This project will not result in a significant adverse environmental impact.

_____ _____

Applicant ***Date***

GEO-ENGINEERING & TESTING, INC. Tel:671/646-7710
Geotechnical Engineers / Drillers Fax: 671/646-6600
P. O. Box 8170, Tamuning, GU 96931

11 December 2007
490.03

Studio B Development
P.O. Box 307
Hagatna, Guam 96932
Tel. No. (671) 646-8915

Attention: Mr. Jae Ji

Dear Mr. Ji:

Percolation Test
Lot 7110-NEW-NEW-1,
Lot 7110-NEW-NEW-2,
Loy 7710-NEW-NEW-R2,
Wellborn Estate
Yigo, Guam

We performed one percolation test at the approximate location shown on the attached plan. We excavated the percolation test pit utilizing a backhoe down to a depth of 8 feet below the existing ground surface. The test hole exposed 2.5 feet soft, reddish brown-white silt with coralline limestone gravel. Thereafter, it was weak to moderately hard, light brown-white coralline limestone.

The percolation test hole was first saturated with water prior to conducting the test. The following results were obtained:

Percolation Test No.	Initial Rate, inches/minute	Overall Percolation Rate, inches/minute	Last Percolation Rate, inches/minute	Recommended Design Rate, inches/minute
1	2.143	0.786	0.621	0.621

Please contact us if there are any questions.

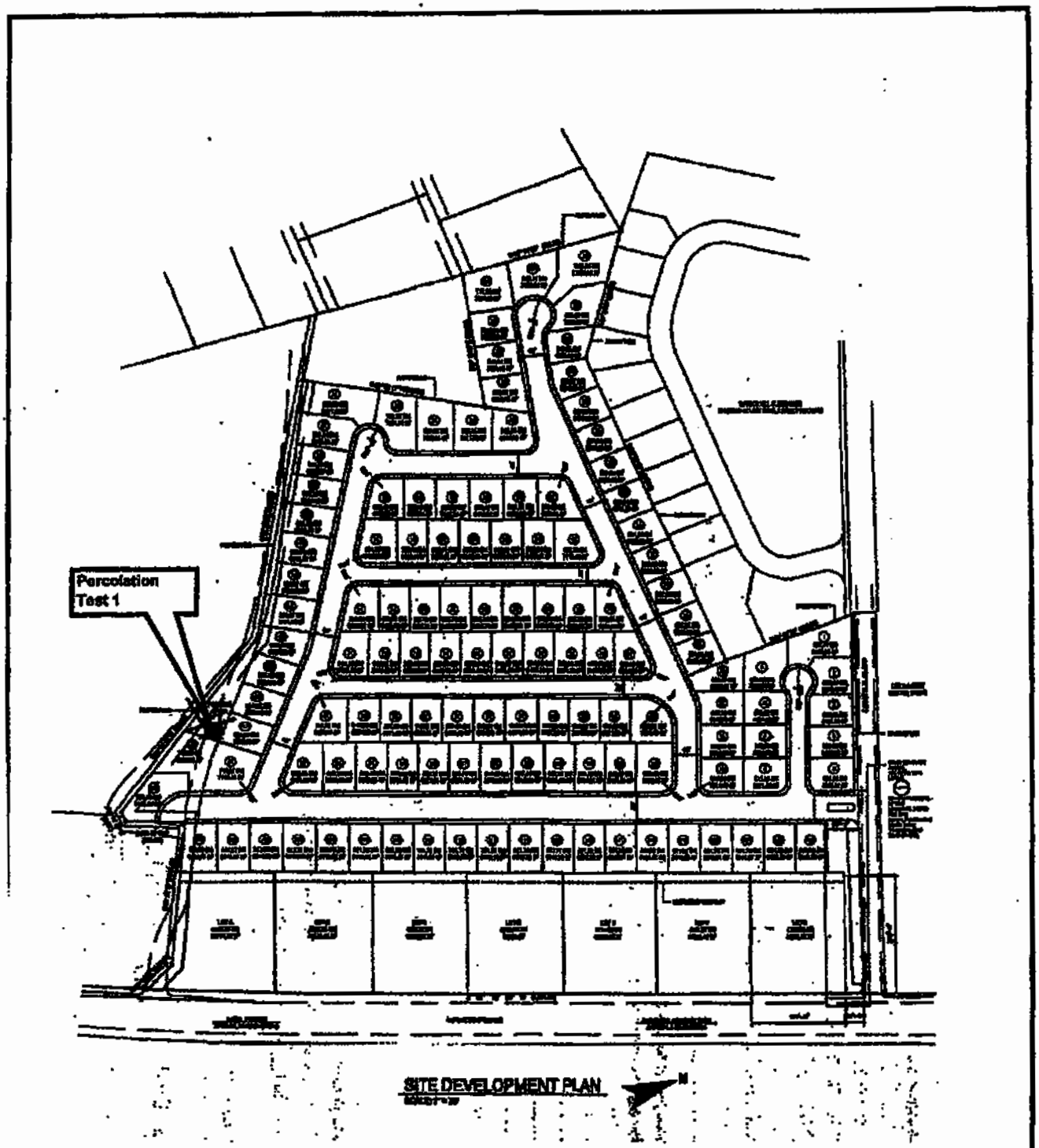
Respectfully submitted,

GEO-ENGINEERING & TESTING, INC.

Ukrit Siriprusanan
Civil Engineer – 360

Attachment: Percolation Test Location

ATTACHMENT B



GEO-ENGINEERING & TESTING, INC. Geotechnical & Material Testing Engineers	**PERCOLATION TEST LOCATION PLAN** Studio E Development	PLATE 1
Job No. 490.03 Appr. JS/ Date 12/11/07	YIGO GUAM	

Project: Proposed Subdivision Date: 12//2007
Yigo, Guam

PONDING BASIN
Composite "c"

Roof	=	6.22	Acre X	0.98	=	6.09
Paved Area	=	9.32		0.93	=	8.67
Green Area	=	15.54		0.65	=	10.10
		31.08	Acres			24.86
c"	=	0.80				

Assumed Soil Seepage Area = 8784
Percolation Rate, v (inches/minute) = 0.621

Trials		Vol = -1917.803	Trial 5	Vol = 4455.311914
	2	Vol = -809.103	6	Vol = 6618.982027
	3	Vol = 696.51446	7	Vol = 9663.390526
	4	Vol = 2073.3218		

Rainfall (iph) from Depth-Duration Graph, Fig. 6.1

i 40	=	3.4	
i 60	=	3.75	(1.0 hours)
i 90	=	4.4	(1.5 hours)
i 120	=	4.95	(2 hours)
i 180	=	5.65	(3 hours)
i 240	=	6.6	(4 hours)
i 360	=	7.5	(6 hours)
i 1440	=	14.8	(24 hours)

Outflow
Existing infiltration trench seepage area, a = 8784 sf
v (inches/minute) = 0.621 = 0.0008625 cfs
Q* = (a) (v) = 7.57620 cfs

Inflow
tm = 20 years
Water Shade Area = 31.078896 acre
tc = 10 minutes for area less than 100 acres
c' = 0.35
c" - c' = 0.45 (existing condition is green)

Infiltration Trench Volume by Trial

Trial 1: 40 minutes
i = 3.4 = 5.10 iph
40/60
Inflow, Q" = ((c"- c') i 71.326067 cfs
Volume = (Q" - Q*) [(40) (60) (10) (60) (Q*)/Q"]
= 63.750 X -30.08325147
= -1918 cf

ATTACHMENT J

Trial 2: 60 minutes

i = 3.75 / 60/60 = 3.75 iph

Inflow, Q" = (c"- c') i A = 52.445637 cfs

Volume = (Q" - Q*) [(60) (60) (10) (60) (Q*)/Q"]

= 44.869 X -18.03238647

= -809 cf

Trial 3: 90 minutes

i = 4.4 / 90/60 = 2.93 iph

Inflow, Q" = (c"- c') i A = 41.024143 cfs

Volume = (Q" - Q*) [(90) (60) (10) (60) (Q*)/Q"]

= 33.448 X 20.82383541

= 697 cf

Trial 4: 120 minutes (2 hours)

i = 4.95 / 120 / 60 = 2.48 iph

Inflow, Q" = (c"- c') i A = 34.614121 cfs

Volume = (Q" - Q*) [(120) (60) (10) (60) (Q*)/Q"]

= 27.038 X 76.68200013

= 2073 cf

Trial 5: 180 minutes (3 hours)

i = 5.65 / 180 / 60 = 1.88 iph

Inflow, Q" = (c"- c') i A = 26.339364 cfs

Volume = (Q" - Q*) [(180) (60) (10) (60) (Q*)/Q"]

= 18.763 X 237.4499203

= 4455 cf

Trial 6: 240 minutes (4 hours)

i = 6.6 / 240 / 60 = 1.65 iph

Inflow, Q" = (c"- c') i A = 23.07608 cfs

Volume = (Q" - Q*) [(240) (60) (10) (60) (Q*)/Q"]

= 15.500 X 427.0343937

= 6619 cf

Trial 7: 360 minutes (6 hours)

i = 7.5 / 360/60 = 1.25 iph

Inflow, Q" = ((c"- c') i A = 17.481879 cfs

Volume = (Q" - Q*) [(360) (6((10) (60) (Q*)/Q"]

= 9.906 X 975.540439

= 9663 cf

REQUIRED VOL. OF POND. = 9663.3905 S.F

Assume 7 foot depth of Ponding w/ 2'-0" freeboard

ACTUAL VOLUME OF POND. = 10924 AREA S.F. x 5 Feet Deep = 76468 C.F

AREA @ TOP = 13064 S.F @ 5' DEEP. , AREA @ BOTTOM = 8784 S.F.

AREA @ TOP = 150 LENGTH x 100 WIDTH = 15000 S.F.

76468 C.F > 9663.3905 C.F **THEREFORE ADEQUATE**

D R A I N A G E C A L C U L A T I O N S

WATER AND SEWAGE DEMAND ESTIMATE
121 UNIT WELLBORN SUBDIVISION

DOMESTIC WATER SUPPLY CONSUMPTION	
Standard Unit Type:	***4 Bedroom Single Family Dwelling***
Number of Units	***121***
Estimated Number of Occupants per unit:	***5 individuals per unit***
Estimated quantity of water per Person per day (gallon).	***80 gallons per day***
Total quantity of water required Per day (gallon).	***48,400 gallons per day***

DOMESTIC DAILY SEWAGE FLOW	
Percentage of Daily Sewage Flow	***110%***
Estimated Water Consumption	***48,400 gallons per day***
Estimated Daily Sewage Flow	***53,240 gallons per day***

ELECTRICAL CALCULATIONS
(YIGO SUBDIVISION)

1. DEMAND LOAD-DWELLING UNIT TYPE "A"

GENERAL LTG. AND RECEPT. 3 VA/SF X 2,400 SF	= 7,200 VA
SMALL APPLIANCES 1,500 VA X 2	= 3,000 VA
WASHING MACHINE	= 1,500 VA
DRYER	= 5,000 VA
EWH	= 9,000 VA
DISPOSER	= 1,000 VA
REFRIGERATOR	= 1,200 VA
FREEZER	= 1,200 VA
MICROWAVE	= 1,500 VA
DISWASHER	= 1,500 VA
SWIMMING POOL PUMP, 5 HP, 230V	= 6,700 VA
RANGE HOOD FAN	= 500 VA
RANGE	= 12,000 VA
AC LOAD	= 14,400 VA
	64,500 VA

FIRST 10,000 VA @ 100%	= 10,000 VA
REMAINDER @ 40%	= 16,040 VA
AC LOAD @ 100%	= 14,400 VA
	38,584 VA

I D.L = 40,440 /240 = 168.5 AMP

USE 200 AMP, 120/240V, 1 PHASE, 3W PANEL

2. DEMAND LOAD-DWELLING UNIT TYPE "B"

GENERAL LTG. AND RECEPT. 3 VA/SF X 2,400 SF	= 7,200 VA
SMALL APPLIANCES 1,500 VA X 2	= 3,000 VA

WASHING MACHINE	= 1,500 VA
DRYER	= 5,000 VA
EWH	= 9,000 VA
DISPOSER	= 1,000 VA
REFRIGERATOR	= 1,200 VA
FREEZER	= 1,200 VA
MICROWAVE	= 1,500 VA
DISWASHER	= 1,500 VA
SWIMMING POOL PUMP, 5 HP, 230V	= 6,700 VA
RANGE HOOD FAN	= 500 VA
RANGE	= 12,000 VA
AC LOAD	= 14,400 VA
	64,500 VA

FIRST 10,000 VA @ 100%	= 10,000 VA
REMAINDER @ 40%	= 16,040 VA
AC LOAD @ 100%	= 14,400 VA
	38,584 VA

I D.L = 40,440 /240 = 168.5 AMP

USE 200 AMP, 120/240V, 1 PHASE, 3W PANEL

3. DEMAND LOAD-DWELLING UNIT TYPE "C"

GENERAL LTG. AND RECEPT. 3 VA/SF X 2,236 SF	= 6,708 VA
SMALL APPLIANCES 1,500 VA X 2	= 3,000 VA
WASHING MACHINE	= 1,500 VA
DRYER	= 5,000 VA
EWH	= 9,000 VA
DISPOSER	= 1,000 VA
REFRIGERATOR	= 1,200 VA

FREEZER		= 1,200 VA
MICROWAVE		= 1,500 VA
DISWASHER		= 1,500 VA
SWIMMING POOL PUMP, 5 HP, 230V		= 6,700 VA
RANGE HOOD FAN		= 500 VA
RANGE		= 12,000 VA
AC LOAD		= 13,416 VA
		52,924 VA

FIRST 10,000 VA @ 100%	= 10,000 VA
REMAINDER @ 40%	= 11,803 VA
AC LOAD @ 100%	= 13,416 VA
	35,219 VA

I D.L = 35,219/240 = 146.7 AMP

USE 200 AMP, 120/240V, 1 PHASE, 3W PANEL

4. DEMAND LOAD-DWELLING UNIT TYPE "D"

GENERAL LTG. AND RECEPT. 3 VA/SF X 2,660 SF	= 7,980 VA
SMALL APPLIANCES 1,500 VA X 2	= 3,000 VA
WASHING MACHINE	= 1,500 VA
DRYER	= 5,000 VA
EWH	= 9,000 VA
DISPOSER	= 1,000 VA
REFRIGERATOR	= 1,200 VA
FREEZER	= 1,200 VA
MICROWAVE	= 1,500 VA
DISWASHER	= 1,500 VA
SWIMMING POOL PUMP, 5 HP, 230V	= 6,700 VA
RANGE HOOD FAN	= 500 VA
RANGE	= 12,000 VA

AC LOAD = 15,960 VA

68,040 VA

FIRST 10,000 VA @ 100% = 10,000 VA
REMAINDER @ 40% = 16,832 VA
AC LOAD @ 100% = 15,960 VA
42,792 VA

I D.L = 42,792 /240 = 178.3 AMP

USE 200 AMP, 120/240V, 1 PHASE, 3W PANEL

5. DEMAND LOAD-STREET LIGHTING

80 EACH STREET LIGHTS, 150 HP = 12,000 VA

6. TOTAL DEMAND LOAD-DWELLING UNITS

TYPE "A" 25 UNITS X 64,500 VA = 1,612,500 VA

TYPE "B' 25 UNITS X 64,500 VA = 1,612,500 VA

TYPE "C" 25 UNITS X 52,924 VA = 1,323,100 VA

TYPE "D" 25 UNITS X 68,040 VA = 1,701,000 VA
6,249,100 VA

USING OPTIONAL CALCULATIONS TABLE 220-32 THE DEMAND FACTOR FOR 121 UNITS IS 23% X 6,249,100 VA = 1,437,293 VA

7. GRAND TOTAL DEMAND LOAD-DWELLING UNITS AND STREET LIGHTING

DWELLING UNITS = 1,437,293 VA

STREET LIGHTING = 12,000 VA
1,449,293 VA

1,449,293 VA / 1000 = 1, 449.29 KVA

ASSUME 1500 KVA

7.Subdivision Improvements Engineering Design

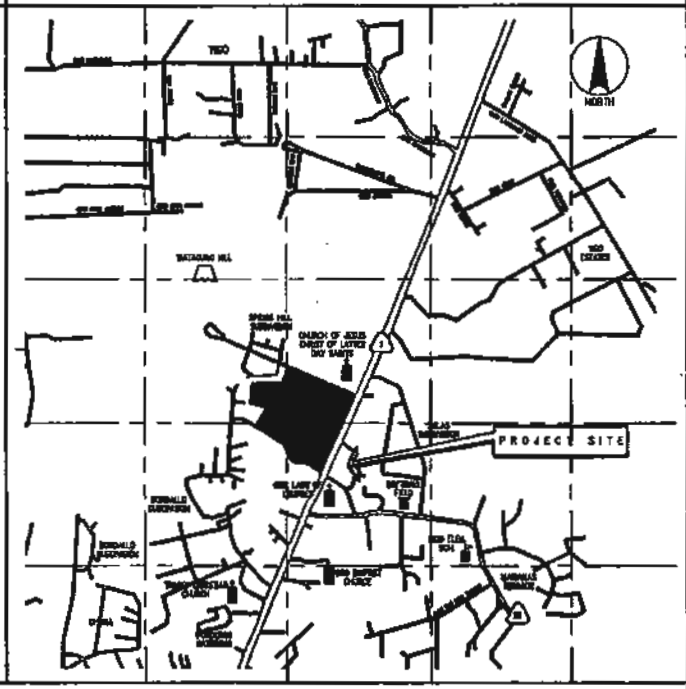
a. T-1 Title Sheet
b. C-1.0 General Notes
c. C-1.1 Water Main General Notes, Storm Sewer General Notes
d. C-2.0 Topo Map
e. C-2.1 Existing Topo and Proposed Finish Elevation
f. C-2.2 Proposed Grading and Road Elevation
g. C-2.3 Road Profile
h. C-2.4 Road Profile (cont.)
i. C-3.0 to C-3.4 Propose Subdivision Plan
j. C-4.0 to C-4.4 Water/Sewer Utility Layout
k. C-4.5 to C-4.6 Water and Sewer Line Profile
l. C-4.7 to C-4.8 Water and Sewer Line Profile
m. C-5.0 to C-5.3 Drainage Plan
n. C-5.4 to C-5.3 Drainage Profile
o. C-6.0 Road Signs Markings
p. C-7.0 Detail (Trench)
q. C-7.1 Road Profile and Utility Locations
r. C-8.0 Detail (Water Connection)
s. C-9.0 Detail (Manhole Air Valve)
t. C-10.0 Detail (Water Connection)
u. C-11.0 Detail (Storm Drain)
v. C-12.0 Detail (Road Details)
w.C-13.0 Detail (Chain Link)
x. C-14.0 Detail (Fence Guards)
y. C-15.0 Detail (Fence Guards)

WELLBORN ESTATE SUBDIVISION
LOT 7110 NEW-NEW 1; LOT 7110 NEW-NEW2;
LOT 7710 NEW-NEW R2
ROUTE 1, YIGO, GUAM

LOCATION MAP



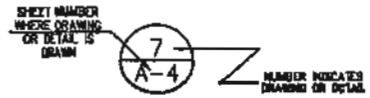
VICINITY MAP



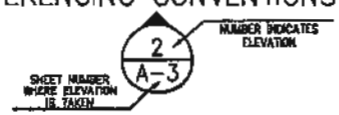
INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
T-1	TITLE SHEET, VICINITY MAP AND LOCATION MAPS, INDEX OF DRAWINGS
C-1.0	GENERAL NOTES
C-1.1	WATER MAIN GENERAL NOTES, STORM SEWER GENERAL NOTES
C-2.0	EXISTING TOPO MAP
C-2.1	EXISTING TOPO AND PROPOSED FINISH ELEVATION
C-2.2	PROPOSED GRADING AND ROAD ELEVATION
C-2.3~2.4	ROAD PROFILE
C-3.0~3.4	PROPOSED SUBDIVISION PLAN
C-4.0~4.4	WATER/SEWER UTILITY LAYOUT
C-4.5~4.6	WATER AND SEWER LINE PROFILE
C-4.7~4.8	WATER AND SEWER LINE PROFILE
C-5.0~5.3	DRAINAGE PLAN
C-5.4~5.5	DRAINAGE PROFILE
C-6.0	ROAD SIGNS MARKINGS
C-7.0	DETAIL (TRENCH)
C-8.0	DETAIL (WATER CONNECTION)
C-9.0	DETAIL (MANHOLE AIR VALVE)
C-10.0	DETAIL (WATER CONNECTION)
C-11.0	DETAIL (STORM DRAIN)
C-12.0	DETAIL (ROAD DETAILS)
C-13.0	DETAIL (CHAINLINK)
C-14.0	FENCE GUARDS
C-15.0	FENCE GUARDS

REFERENCING CONVENTIONS



TITLE/DETAIL SYMBOL



ELEVATION



PROPOSED YIGO SUBDIVISION

LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

C.T. LIMTIACO & ASSOCIATES
P.O. BOX 9163 TAMUNING, GUAM 96931
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E-MAIL : ctlaw@ite.net

T-1

Doc. No. 34GL-18-2453.

WATER MAIN GENERAL NOTES

1. ALL PIPELINE MATERIAL AND INSTALLATION SHALL CONFORM TO GUAM WATERWORKS AUTHORITY/ANAWS MARCH, 2008, CONTRACT DOCUMENTS, TECHNICAL SPECIFICATIONS AND ALL APPLICABLE LOCAL AND STATE REQUIREMENTS.
2. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS ARE IN HAND BEFORE COMMENCEMENT OF CONSTRUCTION.
3. ALL UTILITY OWNERS AND THE GUAM WATERWORKS AUTHORITY (649-7770) MUST BE NOTIFIED SEVENTY-TWO (72) HOURS PRIOR TO START NO CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY TERRITORIAL COMPANIES SEVEN (7) WORKING DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THEIR AREA. CONSTRUCTION SHALL BE SCHEDULED SUCH THAT NO MORE PRESSURIZED CLASS IS LOCATED ADJACENT TO CONSTRUCTION ACTIVITY.
5. ALL PIPING AND/OR APPURTENANCES CONNECTING TO ADJACENT CONSTRUCTION SHALL BE PLUGGED IF ADJACENT WORK HAS NOT BEEN COMPLETED.
6. CONTRACTOR SHALL PROVIDE TEMPORARY THRUST RESTRAINTS, BRACING, TEST PLUGS AND/OR OTHER DEVICES NECESSARY TO SUCCESSFULLY COMPLETE PRESSURE TESTING OF ALL PRESSURE PIPING SYSTEMS.
7. ALL FITTINGS FOR BURIED PIPING 4-INCH AND LARGER, SHALL BE DUCTILE IRON MECHANICAL JOINT (DI.M.J.) WITH MAIN DENSITED EXTERIOR, APPLIED PER ANSI/AWWA A21.10/C153 UNLESS NOTED OTHERWISE. THESE FITTINGS SHALL INCORPORATE RESTRAINING FORCE MEGA-LUGS OR OTHER APPROVED EQUIVALENT MECHANICAL DEVICES.
8. ALL BURIED PIPING SPECIFIED FOR PRESSURE SERVICE SHALL BE PROVIDED WITH RESTRAINING DEVICES AT ALL DIRECTIONAL CHANGES, UNLESS NOTED OTHERWISE.
9. ALL PROPOSED DUCTILE IRON PIPE, FITTINGS AND RESTRAINTS WITHIN FIFTY (50) FEET OF AN EXISTING GAS MAIN SHALL BE POLYETHYLENE ENCASED.
10. ALL FASTENERS SHALL BE MANUFACTURED OF NON-CORROSIVE MATERIALS.
11. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN DERIVED FROM EXISTING UTILITY RECORDS AND ACCURACY OF THIS INFORMATION IS NOT GUARANTEED. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, DEPTH AND CHARACTER OF ALL UTILITIES PRIOR TO EXCAVATION IN ORDER TO PROTECT THEM DURING CONSTRUCTION.
12. WHERE MINIMUM SEPARATION BETWEEN UTILITIES IS REQUIRED, THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
13. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AT ALL INTERSECTIONS OF PROPOSED WORK AND EXISTING UTILITIES. THE EXPLORATORY EXCAVATIONS SHALL BE MADE FORTY-EIGHT (48) HOURS IN ADVANCE OF THE PROPOSED WORK. IF THERE IS A CONFLICT THE CONTRACTOR SHALL NOTIFY GUAM WATERWORKS AUTHORITY IMMEDIATELY. INFORMATION ON THE OBSTRUCTION SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL INCLUDE LOCATION, ELEVATION, UTILITY TYPE, MATERIAL AND SIZE.
14. LOCATIONS AND DIMENSIONS OF EXISTING RIGHTS-OF-WAY AND EASEMENTS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE LIMITS OF RIGHTS-OF-WAY AND EASEMENTS IN ORDER TO AVOID ENCROACHMENTS.
15. THE CONTRACTOR SHALL REPLACE SOD 3 FEET FROM ALL DISTURBED AREAS: STRUCTURES, SIDEWALKS, ROADS, AND POND IMPROVEMENT AREAS. ALL OTHER DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE DRAWINGS.
16. THE CONTRACTOR SHALL REPLACE, BUT NOT BE LIMITED TO, PAVING, STONE BED EARTH, DRIVEWAYS OR ANY ITEMS DISTURBED OR DAMAGED BY THE CONSTRUCTION OR IT'S RELATED ACTIVITIES. THE CONTRACTOR SHALL REPLACE WITH EQUAL MATERIAL OR AS DIRECTED BY GUAM WATERWORKS AUTHORITY.
17. THE DISPOSAL OF ANY EXCESS EARTHWORK MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
18. ALL PRACTICAL AND NECESSARY EFFORTS SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT UNNECESSARY TREE REMOVAL.
19. ALL ELEVATIONS SHOWN ON THESE DRAWINGS REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD).
20. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE HIS WORK WITH THE WORK SCHEDULE OF ADJACENT CONTRACTORS AS WELL AS THE OPERATIONS STAFF OF GUAM WATERWORKS AUTHORITY.
21. THE CONTRACTOR SHALL NOTIFY GUAM WATERWORKS AUTHORITY UTILITY DEPARTMENT 72 HOURS BEFORE COMMENCING WITH CONSTRUCTION.
22. PIPE MEASUREMENTS SHALL BE CENTER TO CENTER OF FITTINGS OR VALVES.
23. PVC PIPE LESS THAN 3-INCHES SHALL CONFORM TO ASTM D1785. THREADED PIPE AND FITTINGS SHALL BE SCH. 80 AND CONFORM TO ASTM D1784, NOT PERFORATED, AND SHALL BE REGULARLY MARKED WITH MANUFACTURERS NAME, TYPE, GRADE AND SIZE. SOLVENT CEMENTED JOINTS AND FITTINGS SHALL COMPLY WITH ASTM D2466 AND D2564.
24. 3", 2 1/2" AND 2" PVC PIPE SHALL CONFORM TO ASTM D1241. PIPE SHALL BE FURNISHED IN 20-FOOT LENGTHS, SHALL HAVE DIMENSION RATIO (DR)11 AND A WATER PRESSURE RATING OF 235 PSI.
25. PVC PIPE 4-INCHES THROUGH 12-INCHES SHALL CONFORM TO AWWA C900 (DR18). PVC PIPE 14-INCHES THROUGH 48-INCHES SHALL CONFORM TO AWWA STANDARD C905 (DR18) UNLESS NOTED OTHERWISE.
26. DUCTILE IRON PIPE SHALL CONFORM TO AWWA STANDARD C151, PRESSURE CLASS 350 FOR 4-INCH THROUGH 12-INCH DIAMETER PIPE; PRESSURE CLASS 250 FOR PIPE LARGER THAN 12-INCHES IN DIAMETER UNLESS NOTED OTHERWISE.
27. VALVES FOR POTABLE WATER MAINS SHALL BE DUCTILE IRON (DI) EPOXY COATED GATE VALVES OR BUTTERFLY VALVES. VALVES FOR RAW WATER MAINS SHALL BE DUCTILE IRON (DI) EPOXY COATED GATE VALVES ONLY. SEE SPECIFICATIONS FOR DETAILS.
28. ALL POLYETHYLENE PRESSURE PIPE AND FITTINGS 4-INCH AND LARGER SHALL CONFORM TO AWWA STANDARD C906-99 (DR 11) PRESSURE CLASS 160 AND ASTM STANDARD D3261, SIDR21 PE 3408.
29. ALL POLYETHYLENE PIPE FOR SERVICE TUBING SHALL CONFORM TO AWWA STANDARD C901 (2008) PRESSURE CLASS 200 AND STANDARD D2737 PE 3408.
30. ALL PIPE AND POLYETHYLENE SERVICE TUBING SHALL BEAR THE NATIONAL SANITATION FOUNDATION (NSF) SEAL OF APPROVAL FOR POTABLE WATER SERVICE.
31. FITTINGS FOR BOTH PVC AND DUCTILE IRON PIPE SHALL BE DUCTILE IRON COMPACT FITTINGS CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C153/A21.53.
32. DUCTILE IRON PIPE AND FITTINGS SHALL HAVE A CEMENT MORTAR INTERIOR LINING CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA STANDARD C104/A21.4. DUCTILE IRON PIPE AND FITTINGS FOR RAW WATER SHALL INCORPORATE A DOUBLE LINING OF THE CEMENT MORTAR ON THE INTERIOR SURFACE.
33. PROPER BACKFLOW PREVENTION ASSEMBLIES SHALL BE PROVIDED IN ACCORDANCE WITH RULE 10-4(a).1(d), F.A.C. AND AWWA MANUAL M14, "BACKFLOW PREVENTION AND CROSS CONNECTION CONTROL" AND GUAM WATERWORKS AUTHORITY "CROSS CONNECTION CONTROL MANUAL" (LATEST EDITION).
34. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH AWWA WATERWORKS, LATEST REVISIONS. HYDROSTATIC TESTING FOR PVC MAINS SHALL BE 150 PSI FOR MINIMUM OF 2 HOURS AND MEET AWWA STANDARD C605. DEPTH FOR MAINS SHALL BE TESTED AT 150 PSI FOR 2 HOURS PER AWWA C900. ALL CAST IRON MAINS SHALL BE DISINFECTED PER AWWA STANDARD C651. DISINFECTION TESTING FOR 3 CONSECUTIVE DAYS SHALL BE APPROVED PRIOR TO PLACING SYSTEM INTO SERVICE.
35. PVC POTABLE WATER MAINS SHALL BE SOLID BLUE IN COLOR, DUCTILE IRON WATER MAINS SHALL INCORPORATE 3 BLUE STRIPES, PAINTED AT THE TOP AND SIDES OF THE PIPE, ALONG IT'S ENTIRE LENGTH.
36. PVC RAW WATER MAINS SHALL BE SOLID WHITE IN COLOR. DUCTILE IRON RAW WATER MAINS SHALL INCORPORATE 3 WHITE STRIPES, PAINTED AT THE TOP AND SIDES OF THE PIPE, ALONG IT'S ENTIRE LENGTH.
37. ALL POTABLE AND RAW WATER MAINS SHALL BE INSTALLED WITH THE MINIMUM VERTICAL AND HORIZONTAL SEPARATION FROM ALL EXISTING AND/OR PROPOSED SANITARY, STORM AND REUSE WATER PIPING AS DECLARED BY DOH RULES. CONFLICTS BETWEEN REUSE WATER MAINS, STORM AND SANITARY SEWER SYSTEMS, POTABLE MAINS AND PROPOSED POTABLE OR RAW WATER MAINS SHALL BE RESOLVED BY ADJUSTING THE PROPOSED POTABLE/RAW WATER MAIN. SEE "UTILITY SEPARATION DETAIL" AND ACCOMPANYING NOTES AS SHOWN ON STANDARD DETAIL (DT) SHEETS OF THIS PLAN SET.
38. ALL WATER MAINS SHALL HAVE AN "EARLY WARNING" PROTECTION TAPE INSTALLED CONTINUOUSLY ALONG ITS ENTIRE LENGTH. THE PROTECTION TAPE SHALL BE INSTALLED DURING THE BACKFILLING 12 INCHES ABOVE AND DIRECTLY OVER THE PIPE AND BE CONTINUOUSLY MARKED WITH "CAUTION - WATER MAIN BURIED BELOW". THE TAPE SHALL BE PLASTIC, NON-METALLIC AND BE BLUE IN COLOR FOR POTABLE WATER OR WHITE FOR RAW WATER.
39. ALL WATER MAINS SHALL BE CONTINUOUSLY UNDERLAIN WITH 10 GAGE SOLID STRAND, THHN MAGNO WIRE. THE WIRE SHALL HAVE BLUE INSULATION FOR POTABLE WATER OR WHITE INSULATION FOR RAW WATER AND INSTALLATION SHALL CONFORM TO THE DETAIL DRAWINGS.
40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND ACCOUNTING FOR AS WELL AS RECONNECTING ALL SERVICE CONNECTIONS AFFECTED BY THE PROPOSED WATER MAIN INSTALLATION.
41. RE-USE EXISTING VALVES AND FITTINGS WHERE CONDITIONS ALLOW AND WHICH HAVE BEEN DETERMINED TO BE IN GOOD CONDITION AND IN WORKING ORDER GUAM WATERWORKS AUTHORITY WILL MAKE THE DECISION REGARDING THE INCORPORATION OF USED MATERIAL INTO THE WORK.
42. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT AND MATERIALS FOR APPROVAL TO GUAM WATERWORKS AUTHORITY PRIOR TO PROCUREMENT.
43. ALL NEW WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 3-0" OF COVER, UNLESS NOTED OTHERWISE.
44. THE CONTRACTOR SHALL VIDEO THE ENTIRE WORK AREA PRIOR TO COMMENCEMENT OF CONSTRUCTION. ONE COPY OF THE PRE-CONSTRUCTION VIDEO SHALL BE SUBMITTED TO GUAM WATERWORKS AUTHORITY.
45. IT IS THE INTENT OF THIS CONTRACT FOR THE CONTRACTOR TO MAINTAIN CONTINUOUS RESTORATION BEHIND THE UTILITY WORK ON A DAILY BASIS. NO MORE THAN FIFTY (50) LINEAR FEET OF UNRESTORED LINE WORK SHALL REMAIN AT THE END OF EACH WORK DAY.
46. THE CONTRACTOR SHALL SUBMIT TO GUAM WATERWORKS AUTHORITY, A CONSTRUCTION SCHEDULE ADDRESSING THE INTERRUPTION OF SERVICE IN THE PHONE LINE FOR CONSTRUCTION ACTIVITIES. IT IS THE INTENT OF THE CONTRACT FOR THE CONTRACTOR TO KEEP THE TOTAL AMOUNT OF POSSIBLE SERVICES TO 5 MINIMUM. FOR ANY SINGLE INTERRUPTION OF SERVICE TO EXISTING CUSTOMERS, MAKE NO MORE THAN 5 SERVICES AT ONE TIME. CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED SUCH THAT NO MORE THAN 5 CONSTRUCTION ACTIVITIES ARE WITHIN A SYSTEM PRESSURE OF LESS THAN 60 P.S.I.
47. ALL CONNECTIONS TO WATER MAINS SHALL BE MADE BY THE CONTRACTOR ONLY AFTER THE CONNECTION PROCEDURE AND HIS WORK SCHEDULE ADJACENT TO THIS ACTIVITY ARE REVIEWED AND APPROVED BY GUAM WATERWORKS AUTHORITY. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE OWNER A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO COMMENCEMENT OF CONNECTION ACTIVITIES. IN THE REQUEST, THE CONTRACTOR SHALL OUTLINE THE FOLLOWING:
   A. POINTS OF CONNECTION, ATTEMPT TO BE USED AND METHOD OF TUNNELING AND EXCAVATION.
   B. ESTIMATED CONSTRUCTION TIME FOR EACH ACTIVITY.
   C. POSSIBLE SYSTEM PRESSURE LOSS.

   GUAM WATERWORKS AUTHORITY SHALL REVIEW THE SUBMITTAL AND INFORM THE CONTRACTOR OF APPROVAL OR DENIAL OF THEIR REQUEST. IF THE REQUEST IS REJECTED BY GUAM WATERWORKS AUTHORITY, THE CONTRACTOR MAY RESUBMIT THEIR REQUEST MODIFYING IT TO THE SATISFACTION OF THE OWNER. ALL CONNECTIONS SHALL ONLY BE MADE ON THE AGREED UPON TIME AND DATE OR RESCHEDULE. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES IN THE SYSTEM.
48. THREE (3") INCH AND LARGER BURIED UTILITY MAINS TO BE ABANDONED IN PLACE, SHALL BE CUT, PLUGGED AND FILLED WITH GROUT.
49. TWO-INCH (2") AND SMALLER METER AND/OR FLOW DEVICES WILL BE SUPPLIED BY THE CITY AND INSTALLED BY THE DEVELOPER. DEVICES LARGER THEN TWO INCH SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.

STORM SEWER GENERAL NOTES

1. ALL PIPELINE MATERIAL AND INSTALLATION SHALL CONFORM TO GUAM DEPARTMENT OF PUBLIC WORKS/ANAWS, CONTRACT DOCUMENTS, TECHNICAL SPECIFICATIONS AND ALL APPLICABLE LOCAL AND STATE REQUIREMENTS.
2. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS ARE IN HAND BEFORE COMMENCEMENT OF CONSTRUCTION.
3. ALL UTILITY OWNERS AND THE GUAM DEPARTMENT OF PUBLIC WORKS (646-3131) MUST BE NOTIFIED SEVENTY-TWO (72) HOURS PRIOR TO START NO CONSTRUCTION.
4. ALL PIPING AND/OR APPURTENANCES CONNECTING TO ADJACENT CONSTRUCTION SHALL BE PLUGGED IF ADJACENT WORK HAS NOT BEEN COMPLETED.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN DERIVED FROM EXISTING UTILITY RECORDS, AND ACCURACY OF THIS INFORMATION IS NOT GUARANTEED. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, DEPTH AND CHARACTER OF ALL UTILITIES PRIOR TO EXCAVATION IN ORDER TO PROTECT THESE UTILITIES DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AT ALL INTERSECTIONS OF PROPOSED WORK AND EXISTING UTILITIES. THE EXPLORATORY EXCAVATIONS SHALL BE MADE FORTY-EIGHT (48) HOURS IN ADVANCE OF THE PROPOSED WORK. IF THERE IS A CONFLICT THE CONTRACTOR SHALL NOTIFY GUAM DEPARTMENT OF PUBLIC WORKS IMMEDIATELY. INFORMATION ON THE OBSTRUCTION SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL INCLUDE LOCATION, ELEVATION, UTILITY TYPE, MATERIAL AND SIZE.
7. LOCATIONS AND DIMENSIONS OF EXISTING RIGHTS-OF-WAY AND EASEMENTS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE LIMITS OF RIGHTS-OF-WAY AND EASEMENTS IN ORDER TO AVOID ENCROACHMENTS.
8. THE CONTRACTOR SHALL REPLACE SOD 3 FEET FROM ALL DISTURBED AREAS: STRUCTURES, SIDEWALKS, ROADS, AND POND IMPROVEMENT AREAS. ALL OTHER DISTURBED AREAS SHALL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE DRAWINGS.
9. THE CONTRACTOR SHALL REPLACE, BUT NOT BE LIMITED TO, PAVING, STONE BED EARTH, DRIVEWAYS OR ANY ITEMS DISTURBED OR DAMAGED BY THE CONSTRUCTION OR IT'S RELATED ACTIVITIES. THE CONTRACTOR SHALL REPLACE WITH EQUAL MATERIAL OR AS DIRECTED BY GUAM DEPARTMENT OF PUBLIC WORKS.

STORM SEWER GENERAL NOTES CONT.

10. THE DISPOSAL OF ANY EXCESS EARTHWORK MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE HIS WORK WITH THE WORK SCHEDULE OF ADJACENT CONTRACTORS AS WELL AS THE STAFF OF GUAM DEPARTMENT OF PUBLIC WORKS.
12. THE CONTRACTOR SHALL NOTIFY GUAM DEPARTMENT OF PUBLIC WORKS UTILITY DEPARTMENT 72 HOURS BEFORE COMMENCING WITH CONSTRUCTION.
13. WHERE MINIMUM SEPARATION BETWEEN UTILITIES IS REQUIRED, THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
14. PVC PIPE 4-INCHES THROUGH 15-INCHES SHALL CONFORM TO ASTM F794.
15. PVC PIPE AND FITTINGS SHALL BE SOLID GREEN IN COLOR.
16. ALL NEW STORM SEWER MAINS SHALL BE INSTALLED WITH A MIN. OF 3-0" OF COVER, UNLESS OTHERWISE NOTED.
17. MATERIAL FOR STORM SEWER PIPE SHALL BE AS SHOWN: RE PVC, ASTM F794.
18. IN AREAS WHERE CONSTRUCTION ACTIVITIES RESTRICT NORMAL ACCESS TO PROPERTIES, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALTERNATE ACCESS ROUTES WHICH ARE SUBJECT TO APPROVAL BY GUAM DEPARTMENT OF PUBLIC WORKS.
19. ALL PRACTICAL AND NECESSARY EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT UNNECESSARY TREE REMOVAL.
20. ALL ELEVATIONS SHOWN ON THESE DRAWINGS REFER TO GUAM GEODETIC NETWORK DATUM.
21. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT AND MATERIALS FOR APPROVAL BY GUAM DEPARTMENT OF PUBLIC WORKS PRIOR TO PROCUREMENT.
22. THE CONTRACTOR SHALL VIDEO THE ENTIRE WORK AREA PRIOR TO COMMENCEMENT OF CONSTRUCTION. ONE COPY OF THE PRE-CONSTRUCTION VIDEO SHALL BE SUBMITTED TO GUAM DEPARTMENT OF PUBLIC WORKS.
23. PIPE MEASUREMENTS ON THE MAIN "TRUNK" SEWER SHALL BE FROM CENTER TO CENTER OF MANHOLES OR CLEANOUTS, UNLESS OTHERWISE NOTED.
24. TESTING OF GRAVITY SEWER SYSTEMS AND MANHOLES SHALL FOLLOW THE REQUIREMENTS FOUND WITHIN THE SPECIFICATIONS.
25. CONFLICTS BETWEEN WATER MAINS, STORM AND PROPOSED STORM SEWER MAINS SHALL BE RESOLVED BY ADJUSTING THE PRESSURE MAINS AS NECESSARY. SEE "UTILITY SEPARATION DETAIL" AND ACCOMPANYING NOTES AS SHOWN ON THE CIVIL DETAIL (C-18) SHEETS OF THE PLAN SET.
26. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORK DAY.
27. GUAM DEPARTMENT OF PUBLIC WORKS INFORM THE CONTRACTOR REGARDING APPROVAL OR DENIAL OF THEIR REQUEST. IF THEIR REQUEST IS REJECTED BY GUAM DEPARTMENT OF PUBLIC WORKS CONTRACTOR MAY RESUBMIT THEIR REQUEST MODIFYING IT TO THE SATISFACTION OF THE OWNER. ALL CONNECTIONS SHALL BE MADE ONLY ON THE AGREED UPON TIME AND DATE ESTABLISHED IN THE SUBMITTAL.
28. ALL BURIED UTILITY PIPES TO BE ABANDONED IN PLACE SHALL BE CUT, PLUGGED AND FILLED WITH GROUT.
29. IT IS THE INTENT OF THIS CONTRACT FOR THE CONTRACTOR TO MAINTAIN CONTINUOUS RESTORATION BEHIND THE UTILITY WORK ON A DAILY BASIS. NO MORE THAN FIFTY (50) LINEAR FEET OF UNRESTORED LINE WORK SHALL REMAIN AT THE END OF EACH WORK DAY.

PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

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TELEFAX: 649-4455 (GUAM) 649-4455
E-MAIL : ctjeres@ite.net

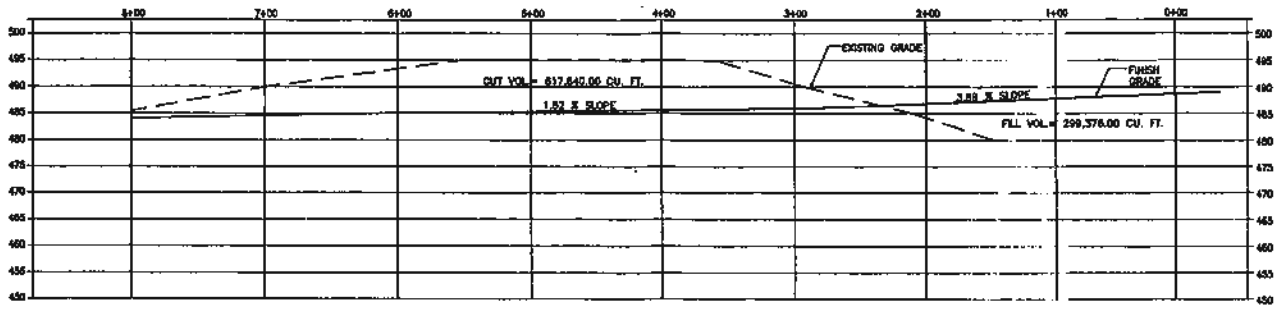
REVISIONS

DESIGN CJS
DR. DJC
CHK. CTJ
DATE 06/26/17
CONTRACT NUMBER

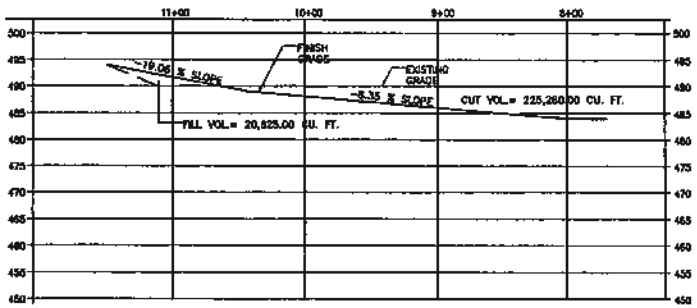
C-1.1

Doc. No. 34GL-18-2453.

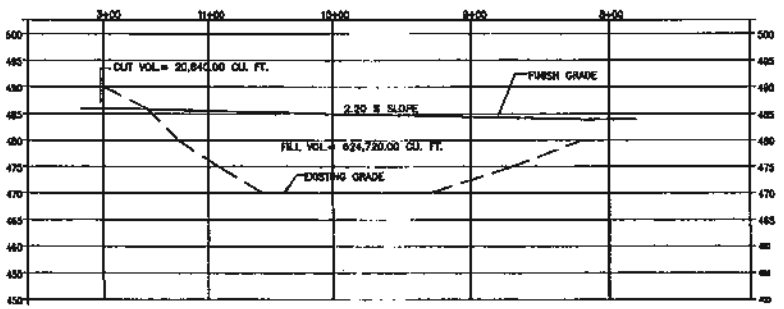
1 EXISTING TOPO MAP
C-2.0 SCALE: 1/64" = 1'-0"
PROPOSED YIGO SUBDIVISION
LOT 7110 NEW#1, NEW#2, NEW R2 ROUTE 1, YIGO GUAM
C.T. CRUZ & ASSOCIATES
C-2.0



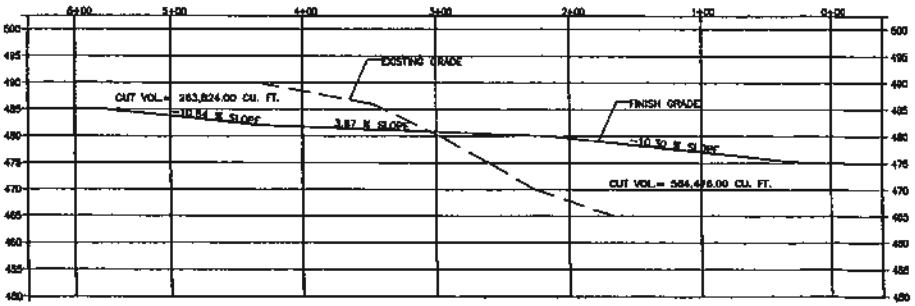
1 C-2.5 **ROAD PROFILE**
SCALE: 1" = 40'-0" HORIZONTAL
1" = 10'-0" VERTICAL



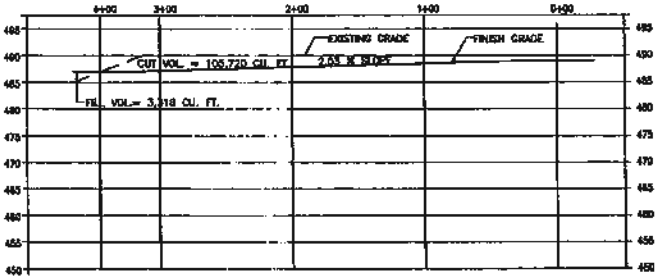
2 C-2.5 **ROAD PROFILE**
SCALE: 1" = 40'-0" HORIZONTAL
1" = 10'-0" VERTICAL



3 C-2.5 **ROAD PROFILE**
SCALE: 1" = 40'-0" HORIZONTAL
1" = 10'-0" VERTICAL



4 C-2.5 **ROAD PROFILE**
SCALE: 1" = 40'-0" HORIZONTAL
1" = 10'-0" VERTICAL



5 C-2.5 **ROAD PROFILE**
SCALE: 1" = 40'-0" HORIZONTAL
1" = 10'-0" VERTICAL

PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

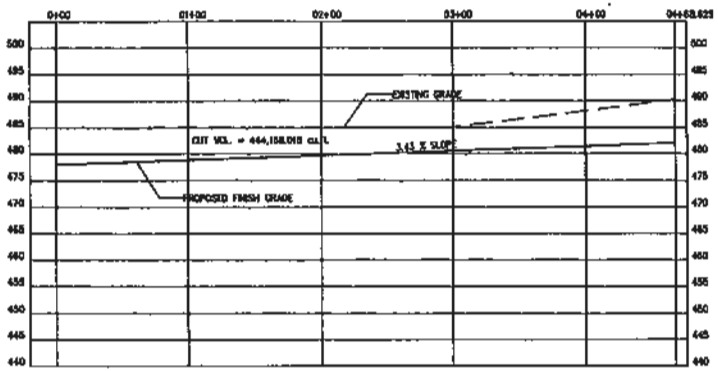
E.T. JENTES & ASSOCIATES
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REVISIONS

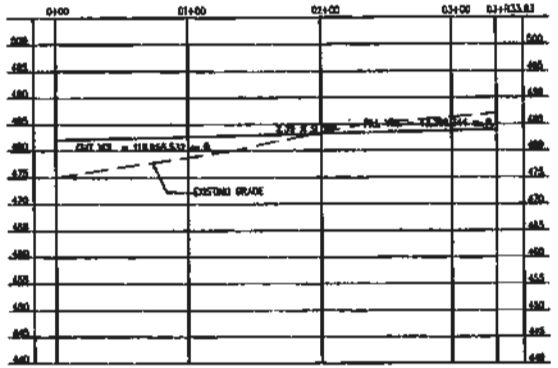
No.	Description	Date

DRAWN: CEC
CHK'D: CEC
APPR'D: CEC
DATE: 01/20/10

C-2.5



1 C-2.4 **ROAD PROFILE**
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1" = 10'-0" VERTICAL



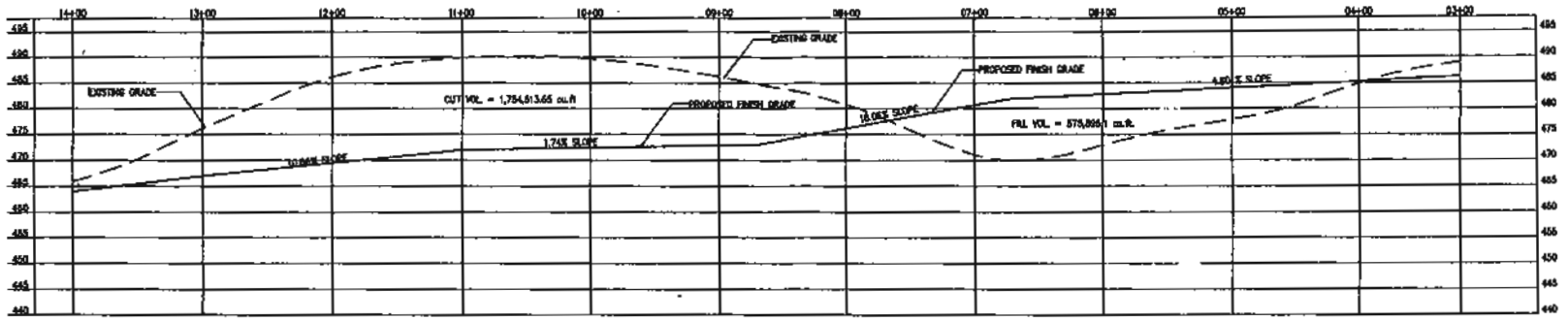
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SCALE: 1" = 40'-0" HORIZONTAL
1" = 10'-0" VERTICAL

PROPOSED YIGO SUBDIVISION

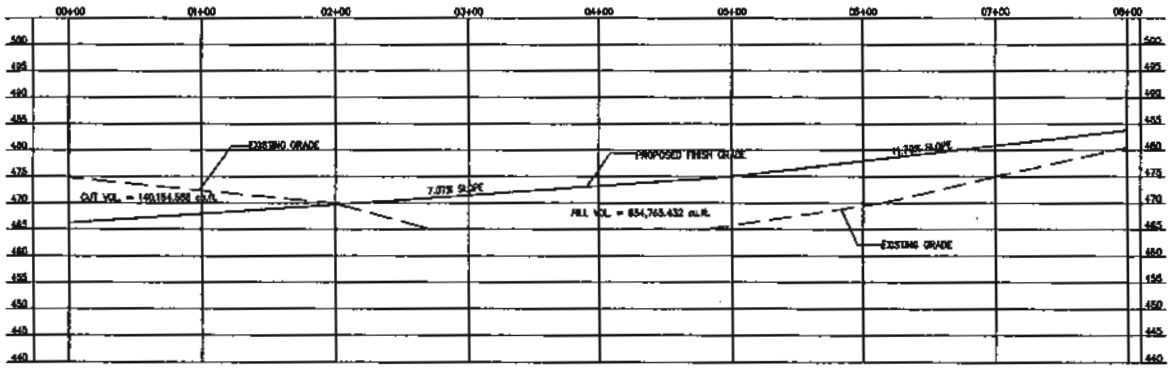
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

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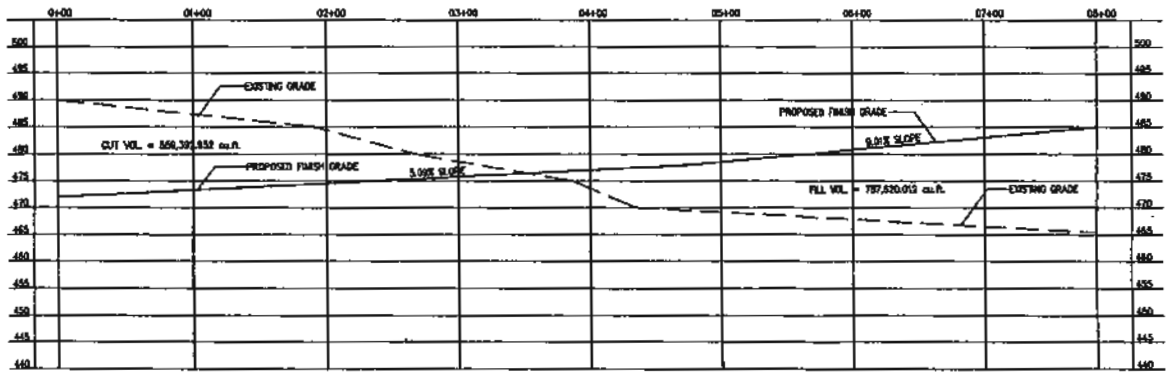
C-2.4



1 C-2.3 **ROAD PROFILE**
SCALE: 1" = 40'-0" HORIZONTAL
1" = 10'-0" VERTICAL



2 C-2.3 **ROAD PROFILE**
SCALE: 1" = 40'-0" HORIZONTAL
1" = 10'-0" VERTICAL



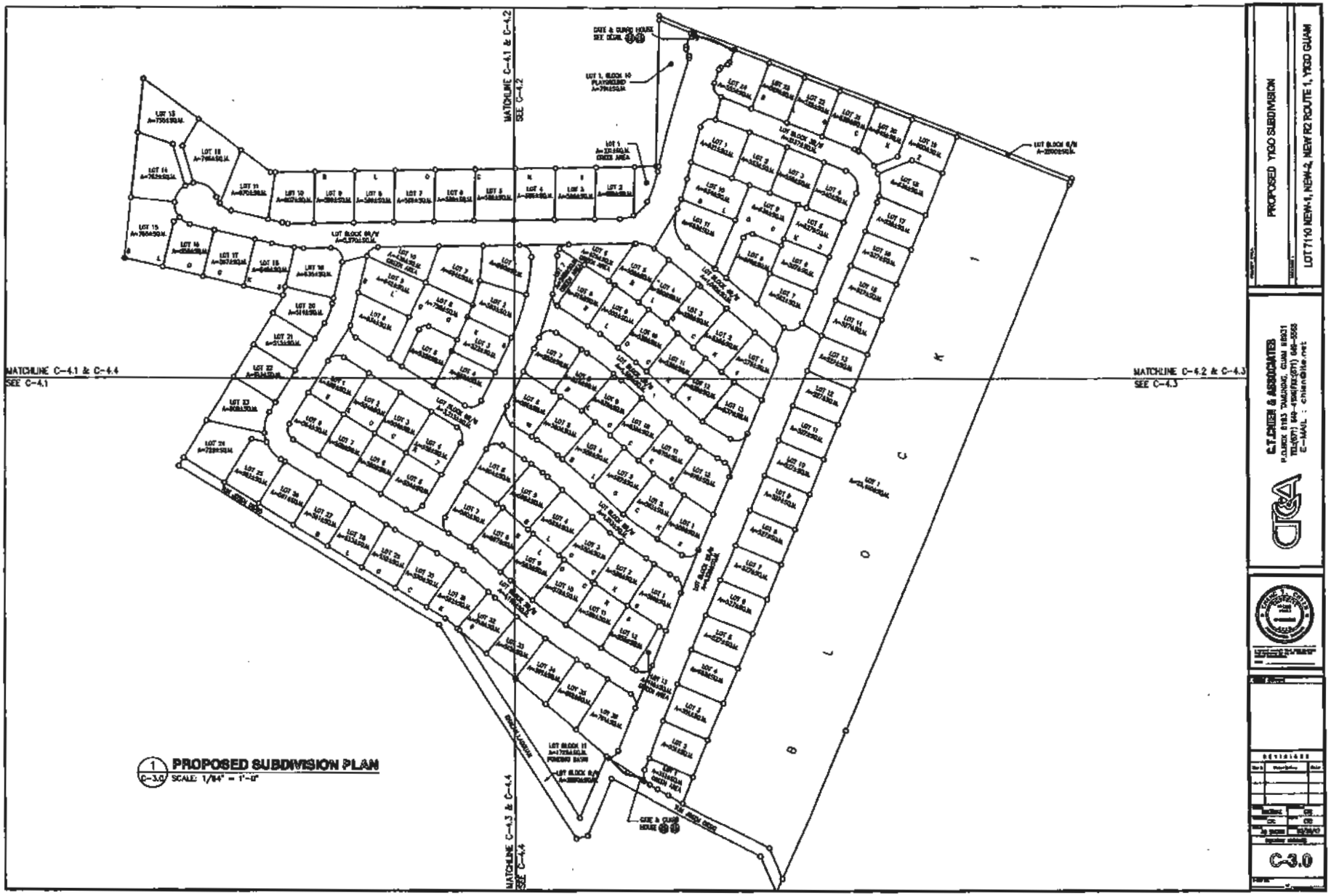
3 C-2.3 **ROAD PROFILE**
SCALE: 1" = 40'-0" HORIZONTAL
1" = 10'-0" VERTICAL

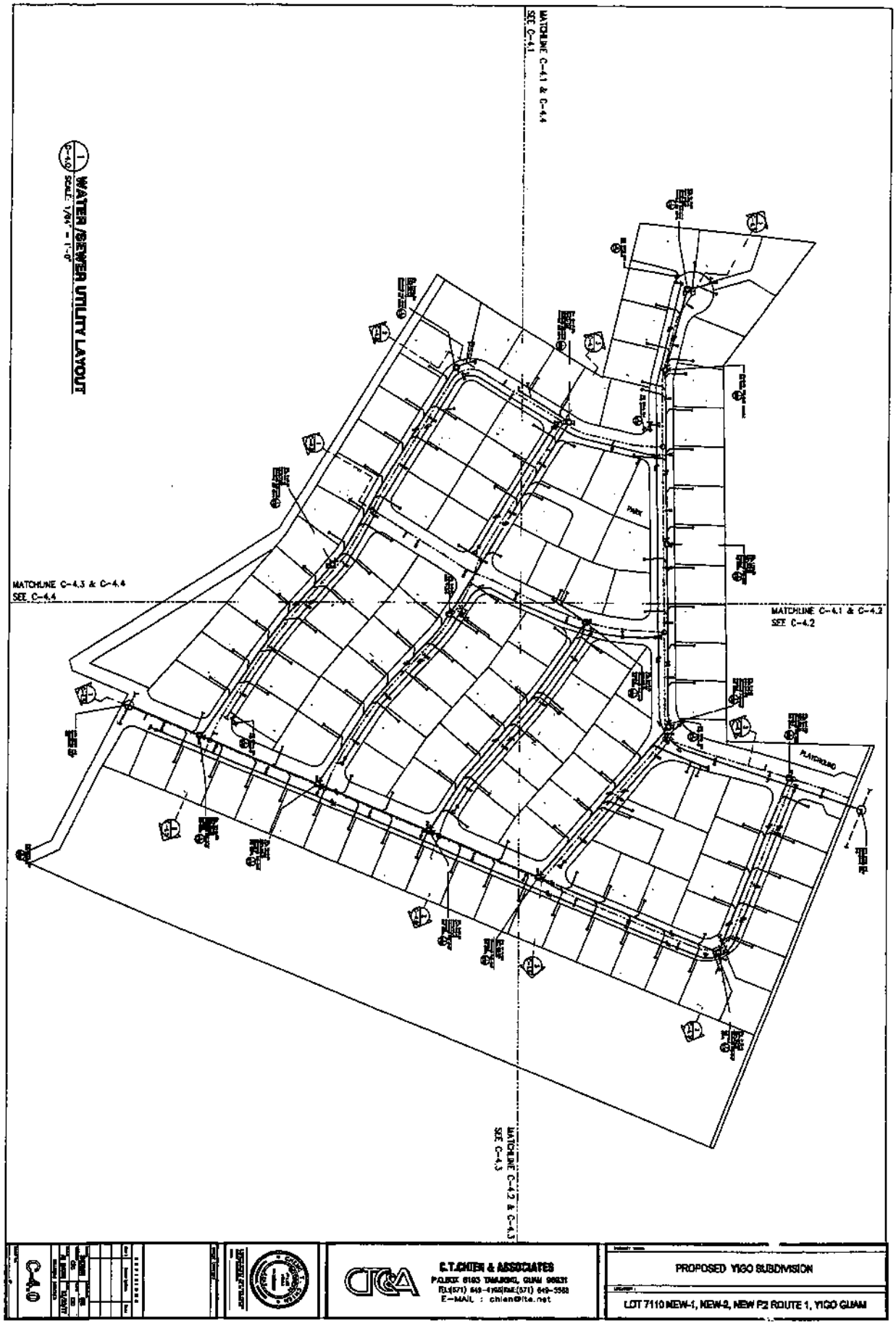
PROPOSED YIGO SUBDIVISION
LOT 1110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

E.T. JOHNSON & ASSOCIATES
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C-2.3

PROPOSED GRADING & ROAD ELEVATION
SCALE: 1/64" = 1'-0"
PROPOSED YIGO SUBDIVISION
LOT 7190 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM
C-2.2


PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM
C.T. ANTER & ASSOCIATES
MATCHLINE C-4.1 & C-4.2
SEE C-4.2
MATCHLINE C-4.1 & C-4.4
SEE C-4.1
MATCHLINE C-4.2 & C-4.3
SEE C-4.3
MATCHLINE C-4.3 & C-4.4
SEE C-4.4
1 PROPOSED SUBDIVISION PLAN
C-3.0 SCALE: 1/64" = 1'-0"
C-3.0



1 C-4.0 WATER/SEWER UTILITY LAYOUT
SCALE: 1/64" = 1'-0"

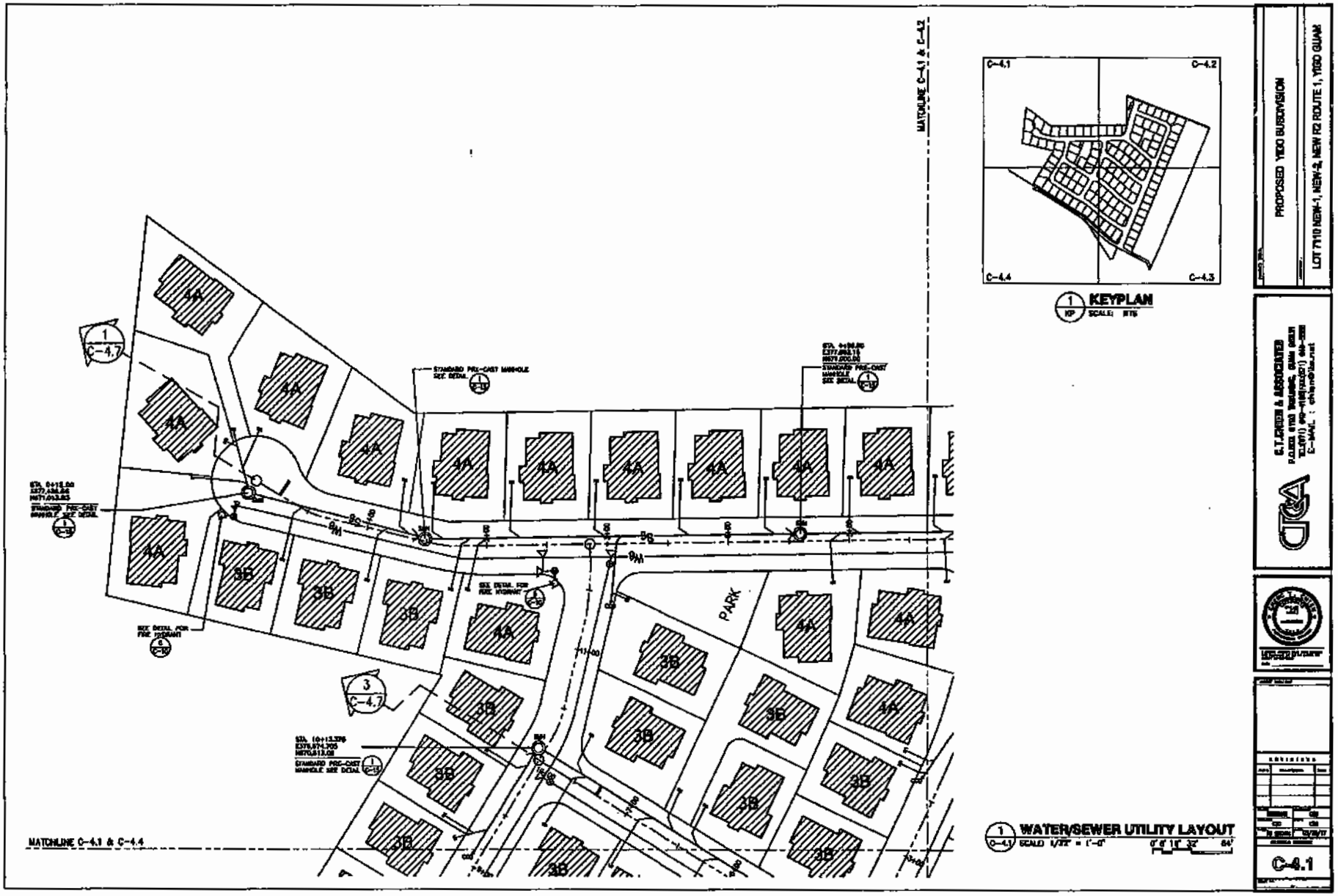
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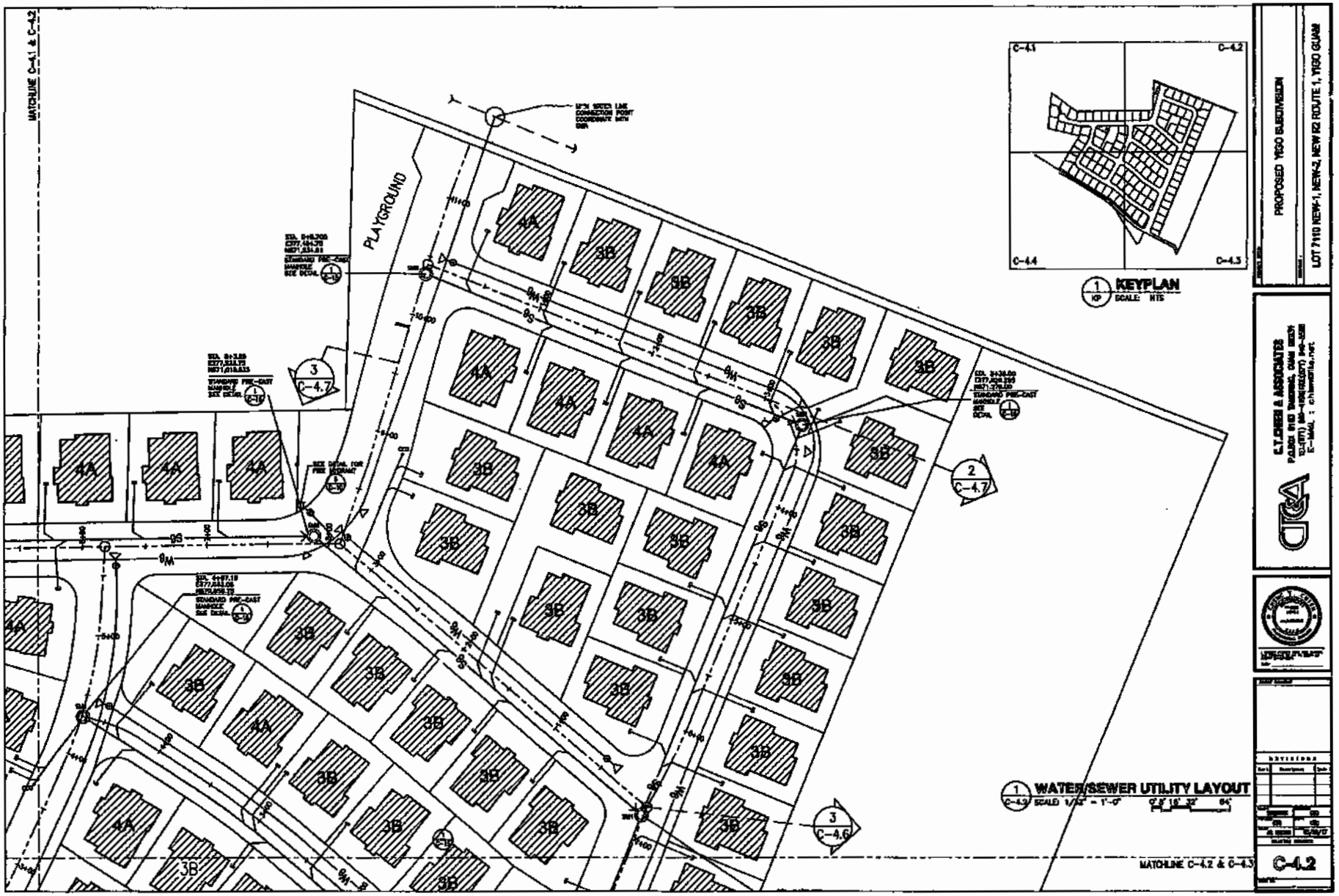
C.T.CHIEN & ASSOCIATES
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E-MAIL : chien@ite.net

PROPOSED YIGO SUBDIVISION

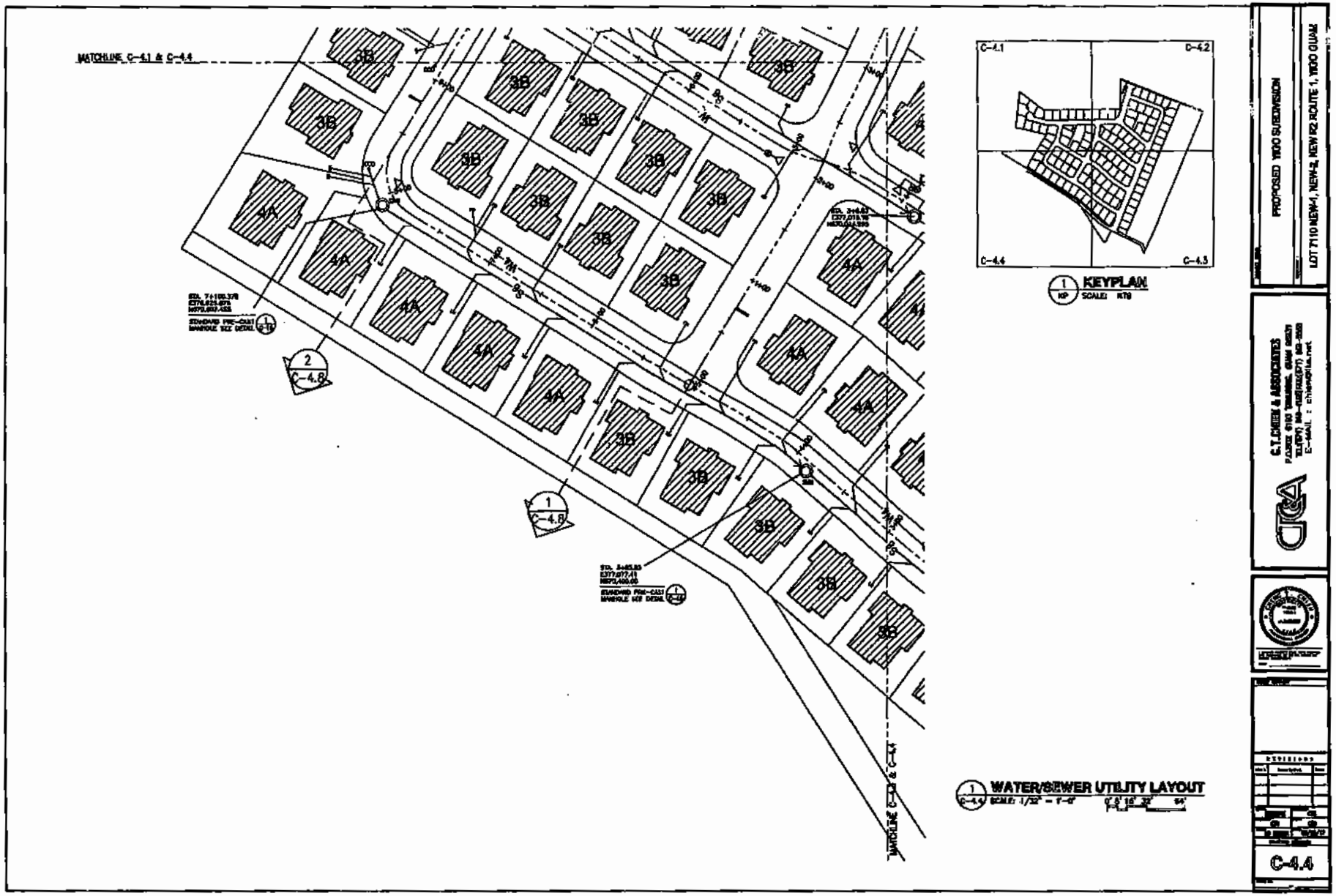
LOT 7110 NEW-1, NEW-2, NEW P2 ROUTE 1, YIGO GUAM

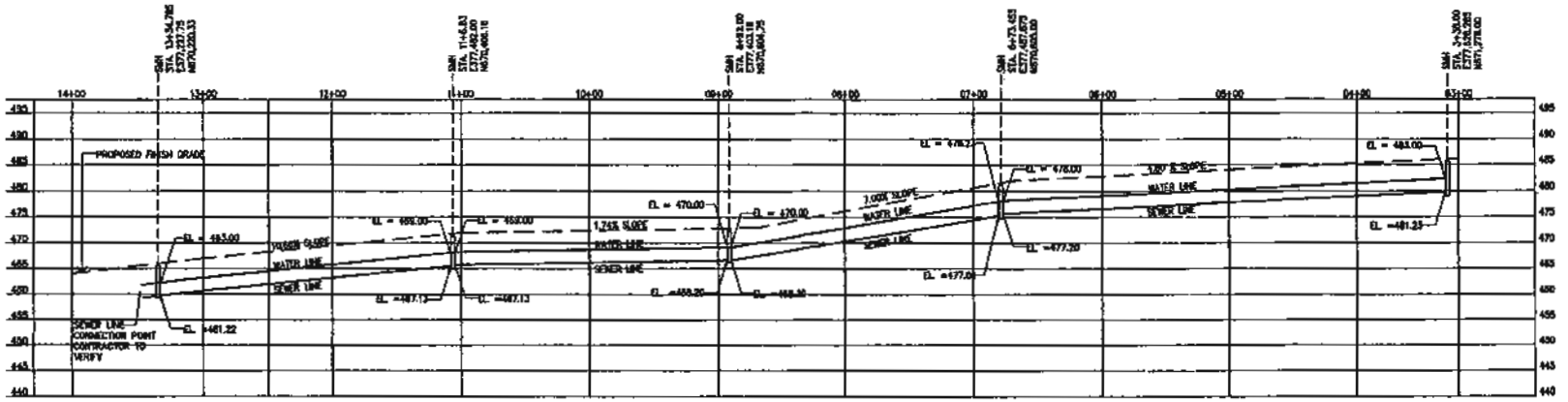
Doc. No. 34GL-18-2453.


MATCHLINE C-4.1 & C-4.2
MATCHLINE C-4.1 & C-4.4
PARK
4A
3B
STANDARD PRE-CAST MANHOLE SEE DETAIL
SEE DETAIL FOR FIRE HYDRANT
C-4.1
C-4.2
C-4.3
C-4.4
KEYPLAN
SCALE: NTS
WATER/SEWER UTILITY LAYOUT
SCALE 1/32" = 1'-0"
PROPOSED YIGO SUBDIVISION
LOT 7910 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM
C-4.1

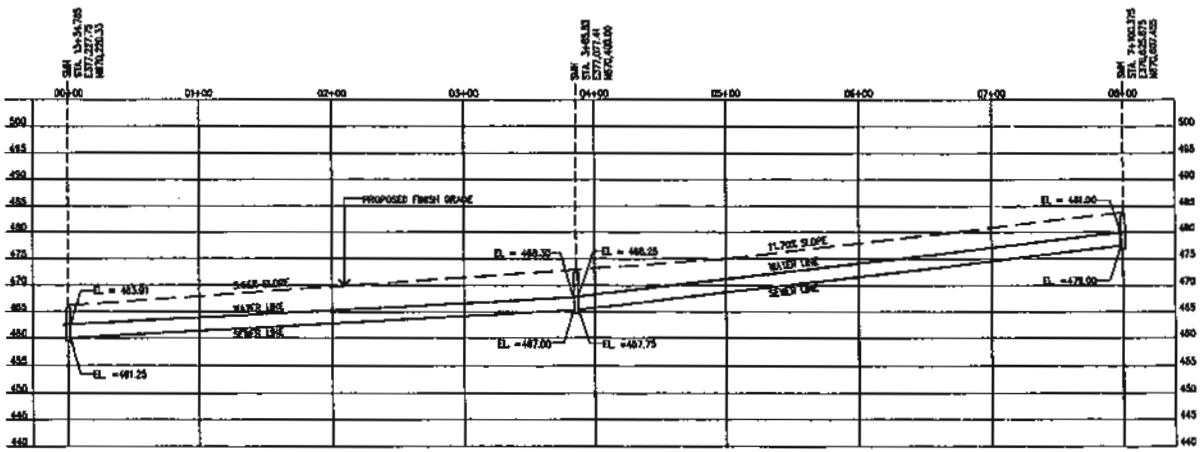

MATCHLINE C-4.1 & C-4.2
PLAYGROUND
4A
3B
C-4.1
C-4.2
C-4.4
C-4.3
KEYPLAN
SCALE: NTS
WATER/SEWER UTILITY LAYOUT
MATCHLINE C-4.2 & C-4.3
PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM
C-4.2

MATCHLINE C-4.2 & C-4.3
MATCHLINE C-4.3 & C-4.4
C-4.1
C-4.2
C-4.4
C-4.3
KEYPLAN
SCALE: NTS
WATER/SEWER UTILITY LAYOUT
SCALE: 1/32" = 1'-0"
PROPOSED 7130 SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, 7130 GUAM
C-4.3


MATCHLINE, C-4.1 & C-4.4
3B
4A
C-4.1
C-4.2
C-4.4
C-4.5
KEYPLAN
WATER/SEWER UTILITY LAYOUT
PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM
C.T. CHEN & ASSOCIATES
C-4.4



1 C-4.5 **WATER & SEWER LINE PROFILE**
SCALE: 1"=40'-0" HORIZONTAL
1" = 10'-0" VERTICAL



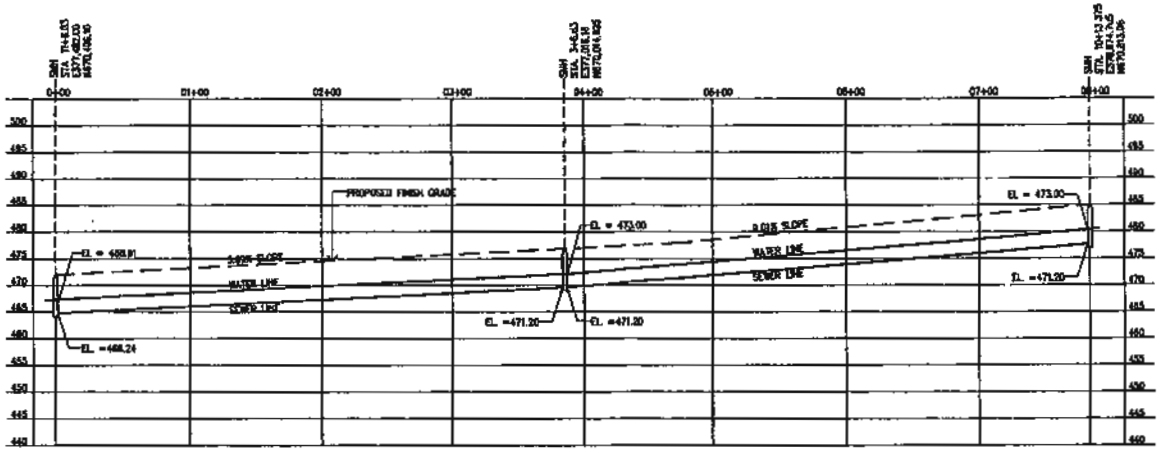
2 C-4.5 **WATER & SEWER LINE PROFILE**
SCALE: 1"=40'-0" HORIZONTAL
1" = 10'-0" VERTICAL

PROPOSED YIGO SUBDIVISION

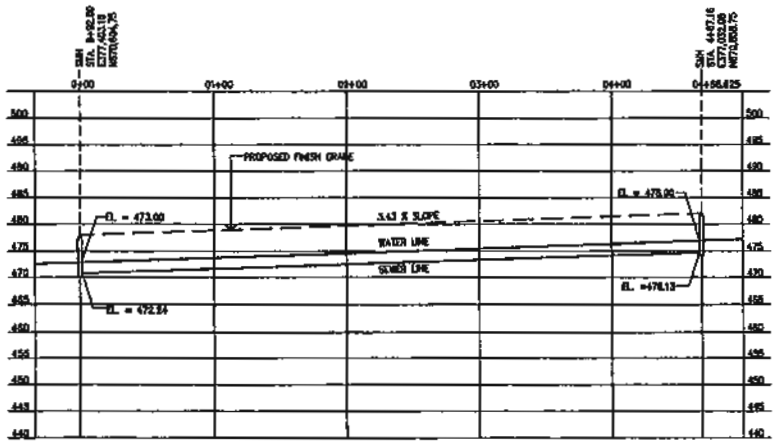
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

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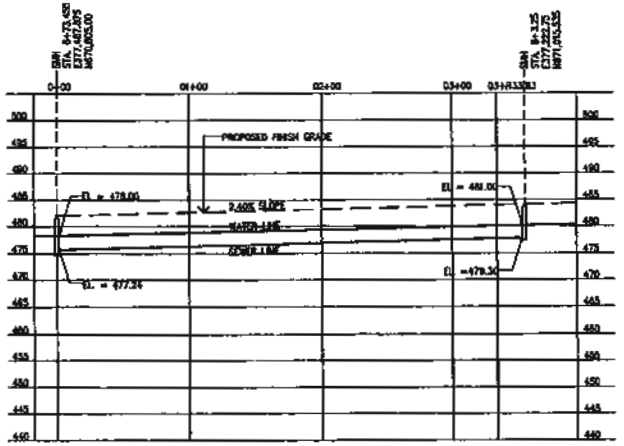
C-4.5



1 C-4.6 **WATER & SEWER LINE PROFILE**
SCALE: 1"=40'-0" HORIZONTAL
1" = 10'-0" VERTICAL



2 C-4.6 **WATER & SEWER LINE PROFILE**
SCALE: 1"=40'-0" HORIZONTAL
1" = 10'-0" VERTICAL



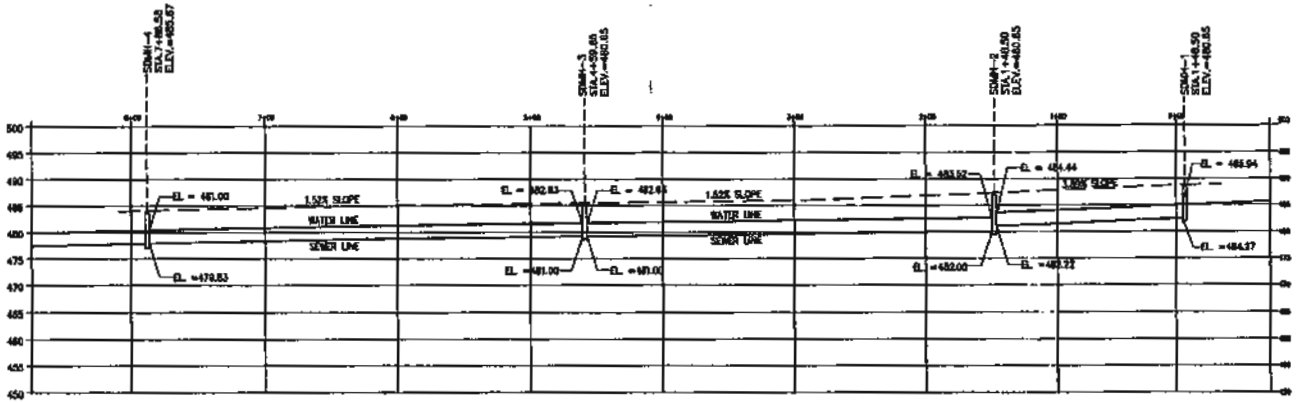
3 C-4.6 **WATER & SEWER LINE PROFILE**
SCALE: 1"=40'-0" HORIZONTAL
1" = 10'-0" VERTICAL

PROPOSED YIGO SUBDIVISION

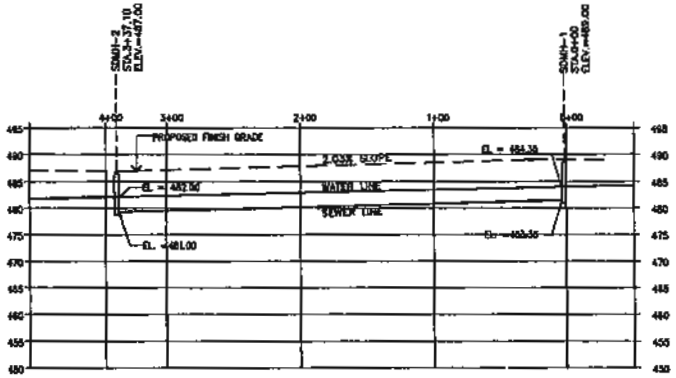
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

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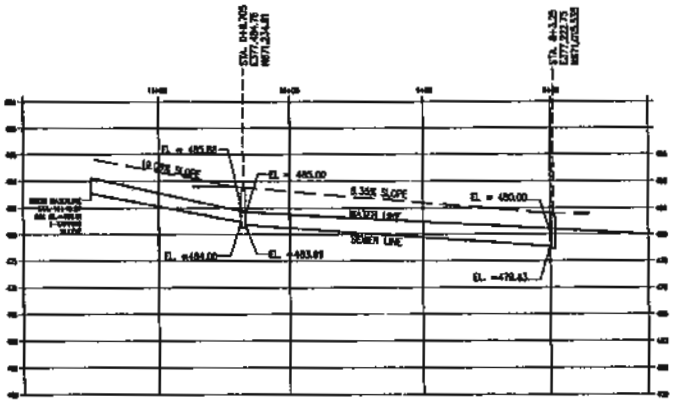
C-4.6



1 C-4.7 **WATER & SEWER LINE PROFILE**
SCALE: 1" = 40'-0"
1" = 10'-0" VERTICAL



2 C-4.7 **WATER & SEWER LINE PROFILE**
SCALE: 1" = 40'-0"
1" = 10'-0" VERTICAL

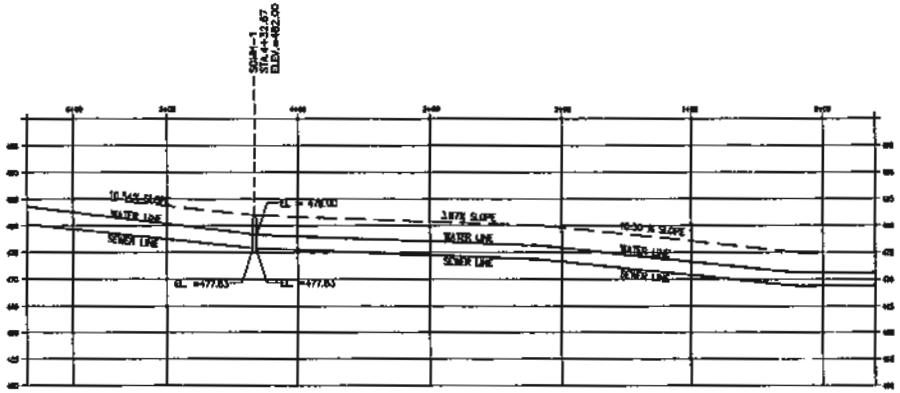


3 C-4.7 **WATER & SEWER LINE PROFILE**
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1" = 10'-0" VERTICAL

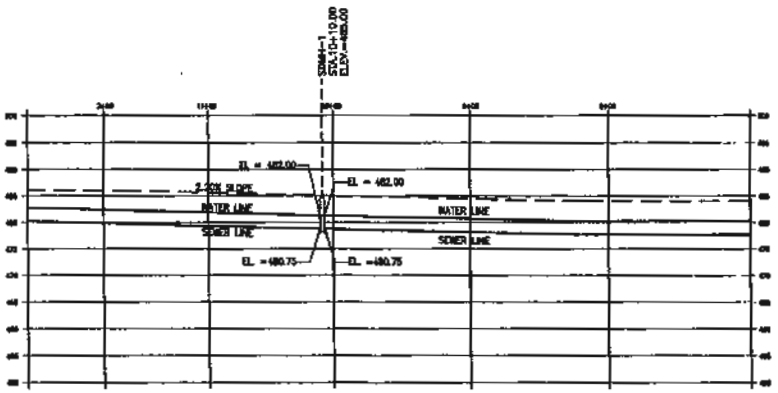
PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

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E-MAIL : ctanien@ite.net

C-4.7



1 C-4.8 **WATER & SEWER LINE PROFILE**
SCALE: 1" = 40'-0"
1" = 10'-0" VERTICAL



2 C-4.8 **WATER & SEWER LINE PROFILE**
SCALE: 1" = 40'-0"
1" = 10'-0" VERTICAL

PROPOSED YIGO SUBDIVISION

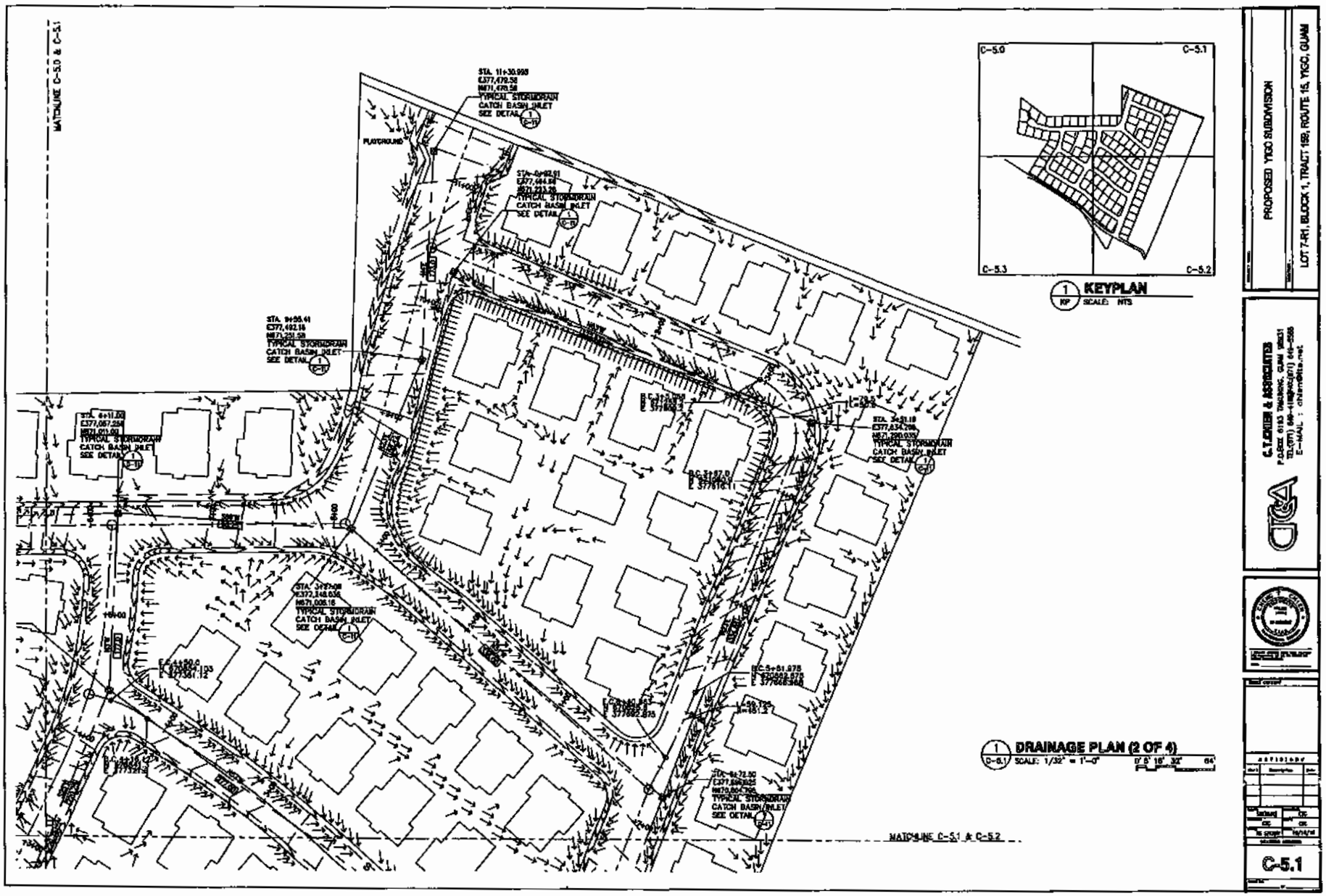
LOT 7110 NEW-1, NEW-2, NEW RT ROUTE 1, YIGO GUAM

C.T. CHIEN & ASSOCIATES

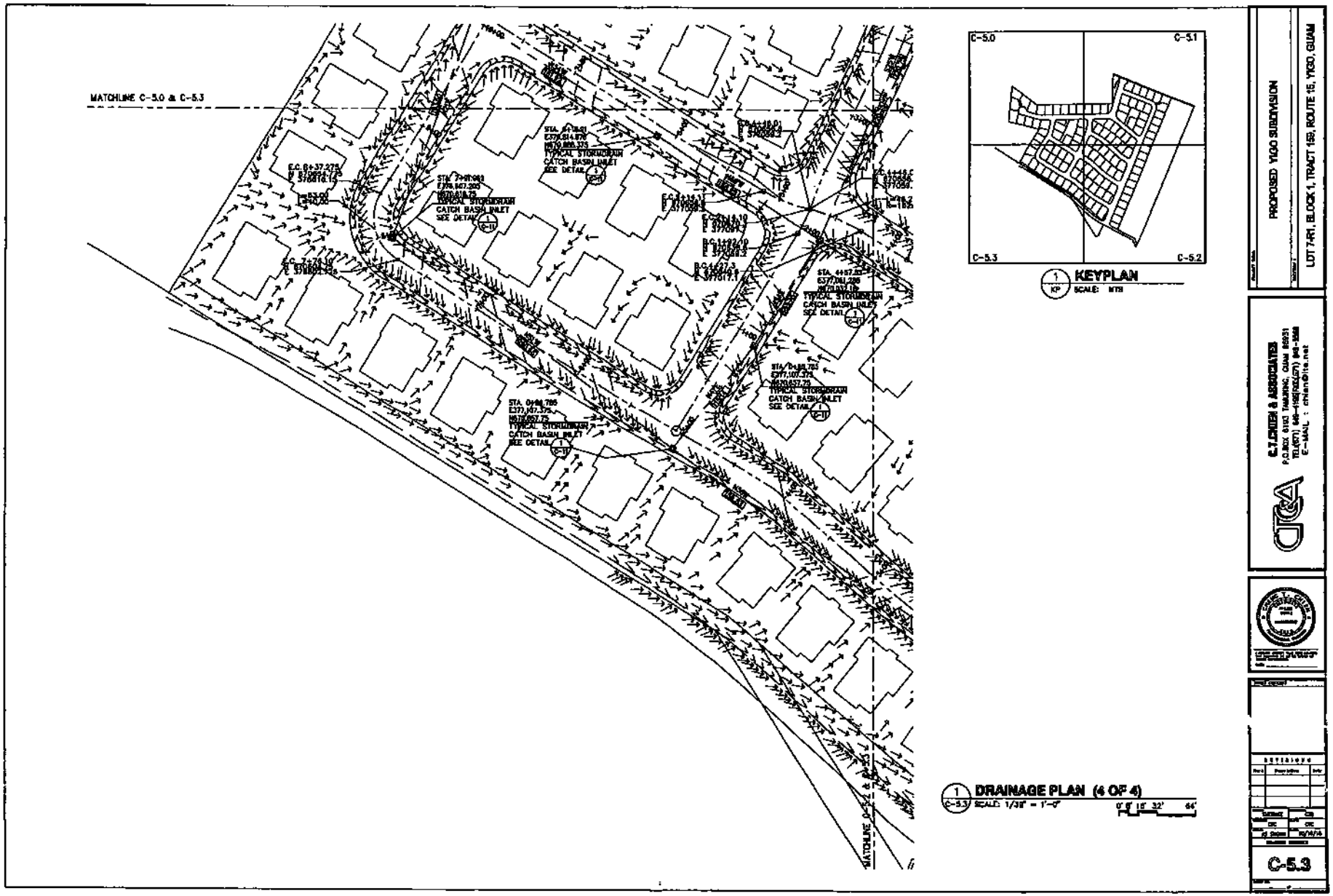
C-4.8

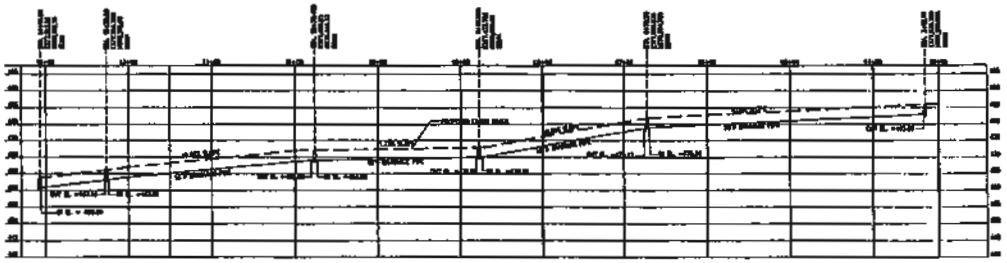
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C-5.0
PROPOSED YIGO SUBDIVISION
LOT 7-R1, BLOCK 1, TRACT 189, ROUTE 16, YIGO, GUAM
C.T.CRUZ & ASSOCIATES
C-5.0
KEYPLAN
SCALE: NTS
DRAINAGE PLAN (1 OF 4)
SCALE: 1/32" = 1'-0"
MATCHLINE C-5.0 & 5.1
MATCHLINE C-5.0 & 5.3
PARK

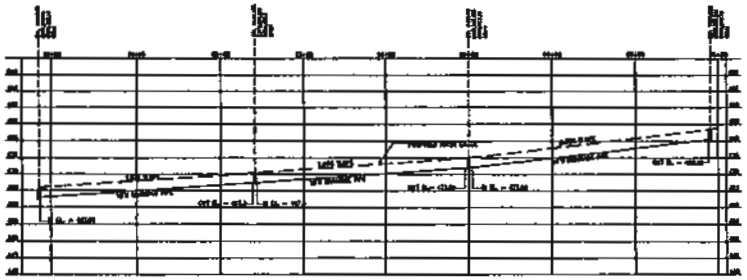

MATCHLINE C-5.0 & C-5.1
PLAYGROUND
STA. 11+30.993
E377,472.58
N671,670.58
TYPICAL STORMDRAIN
CATCH BASIN INLET
SEE DETAIL
STA. 9+35.41
E377,492.16
N671,551.58
STA. 6+11.82
E377,087.25N
N671,011.00
STA. 3+27.08
E372,348.03S
N671,005.16
STA. 3+31.18
E377,834.29N
C-5+51.975
C-5+72.50
E377,849.82S
N670,864.79S
MATCHLINE C-5.1 & C-5.2
C-5.0
C-5.1
C-5.3
C-5.2
1 KEYPLAN
KP SCALE: NTS
1 DRAINAGE PLAN (2 OF 4)
C-5.1 SCALE: 1/32" = 1'-0"
0' 8' 16' 32' 64'
PROPOSED YIGO SUBDIVISION
LOT 7-R1, BLOCK 1, TRACT 198, ROUTE 15, YIGO, GUAM
C.T.KEMEN & ASSOCIATES
P.O.BOX 6153 TAMUNING, GUAM 96931
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E-MAIL : ctkemen@ite.net
C-5.1

Doc. No. 34GL-18-2453.

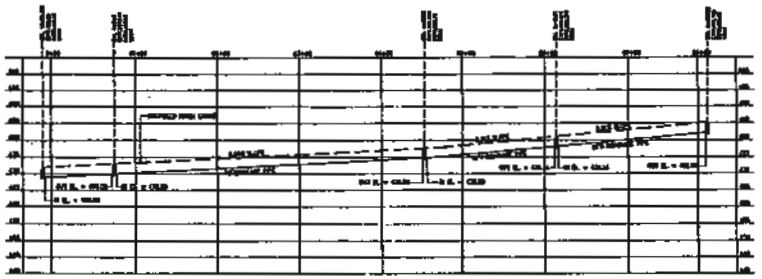

MATCHLINE C-5.0 & C-5.3
MATCHLINE C-5.0 & C-5.3
C-5.0
C-5.1
C-5.3
C-5.2
KEYPLAN
SCALE: NTS
DRAINAGE PLAN (4 OF 4)
SCALE: 1/30" = 1'-0"
PROPOSED YIGO SUBDIVISION
LOT 7-R1, BLOCK 1, TRACT 152, ROUTE 15, YIGO, GUAM
C-5.3



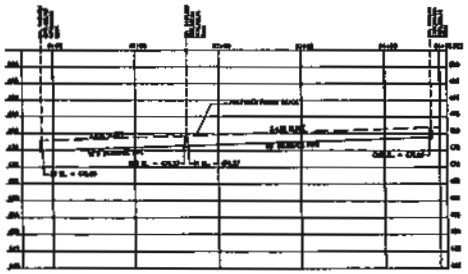
1 C-5.4 **DRAINAGE PROFILE**
SCALE: 1/64" = 1'-0"



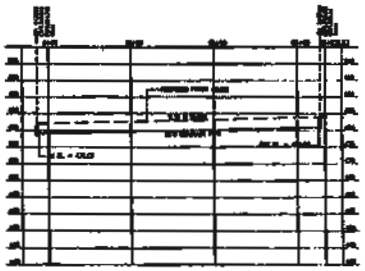
2 C-5.4 **DRAINAGE PROFILE**
SCALE: 1/64" = 1'-0"



3 C-5.4 **DRAINAGE PROFILE**
SCALE: 1/64" = 1'-0"



4 C-5.4 **DRAINAGE PROFILE**
SCALE: 1/64" = 1'-0"



5 C-5.4 **DRAINAGE PROFILE**
SCALE: 1/64" = 1'-0"

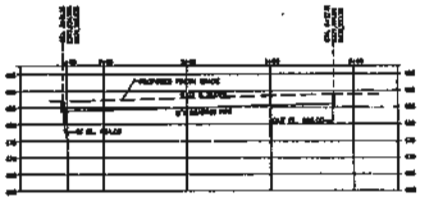
PROPOSED YIGO SUBDIVISION

LOT 7-R1, BLOCK 1, TRACT 169, ROUTE 15, YIGO, GUAM

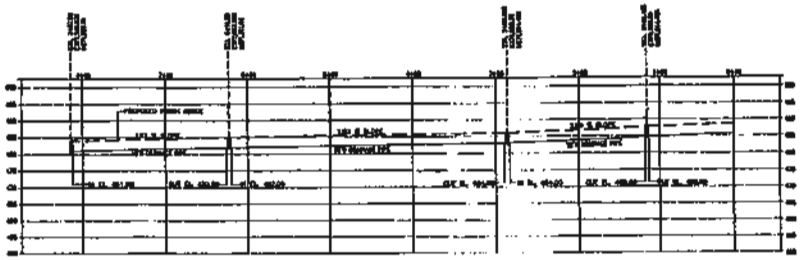
C.T. LOWDER & ASSOCIATES
P.O. BOX 6193 DANGRIC, GUAM 96931
TELEFAX: (671) 649-4188/FAX: (671) 649-3566
E-MAIL: ctlowder@ite.net

C-5.4

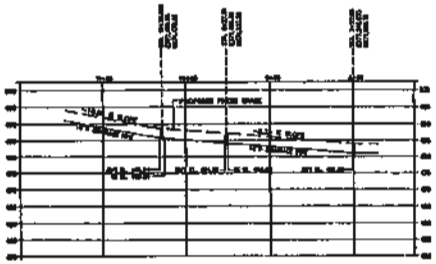
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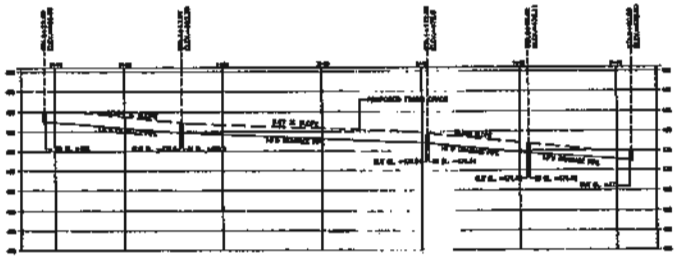
1 C-5.5 **DRAINAGE PROFILE**
SCALE: 1/64" = 1'-0"



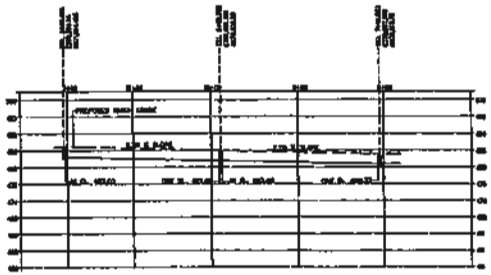
2 C-5.5 **DRAINAGE PROFILE**
SCALE: 1/64" = 1'-0"



3 C-5.5 **DRAINAGE PROFILE**
SCALE: 1/64" = 1'-0"



4 C-5.5 **DRAINAGE PROFILE**
SCALE: 1/64" = 1'-0"



5 C-5.5 **DRAINAGE PROFILE**
SCALE: 1/64" = 1'-0"

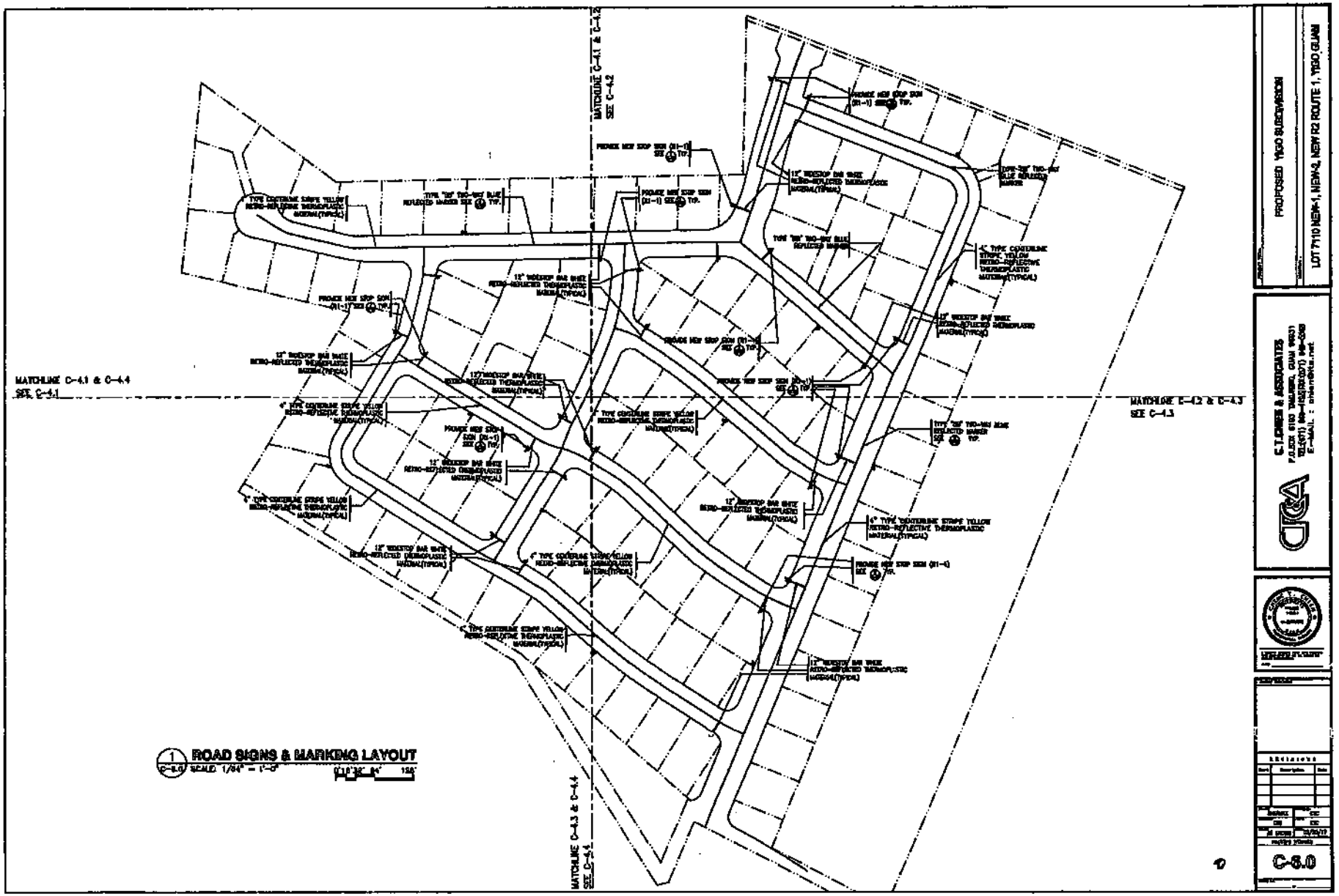
PROPOSED YIGO SUBDIVISION

LOT 7-R1, BLOCK 1, TRACT 152, ROUTE 15, YIGO, GUAM

C.T. OREN & ASSOCIATES
P.O. BOX 5153 TAMUNING, GUAM 96931
TEL/FAX: 646-1166/(671) 646-2566
E-MAIL : ctoren@ite.net

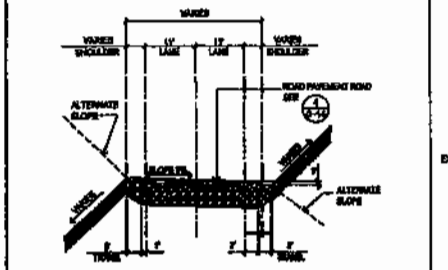
REVISIONS

C-5.5

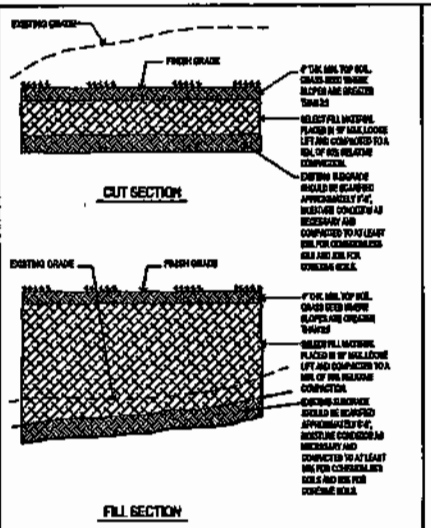


1 C-6.0 **ROAD SIGNS & MARKING LAYOUT**
SCALE: 1/64" = 1'-0"

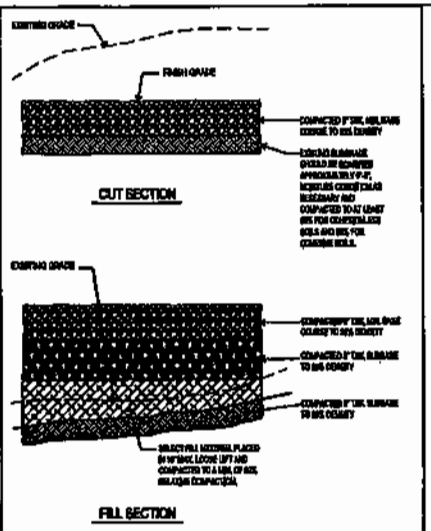
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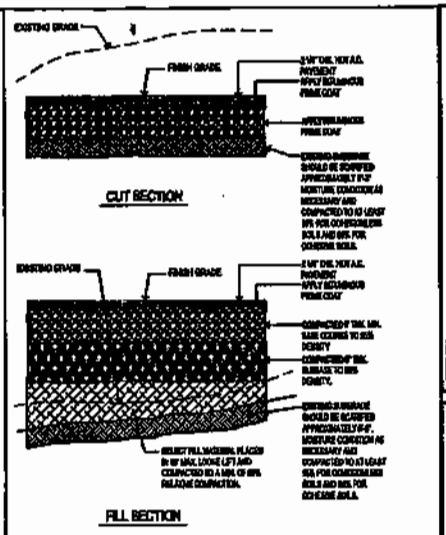
TYPICAL ROAD SECTION



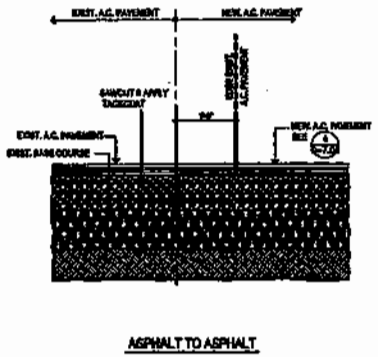
TYPICAL GRASS LINE EARTH WORK SECTION



TYPICAL STRUCTURAL FILL EARTH WORK SECTION



TYPICAL ROAD PAVEMENT SECTION - A.C.

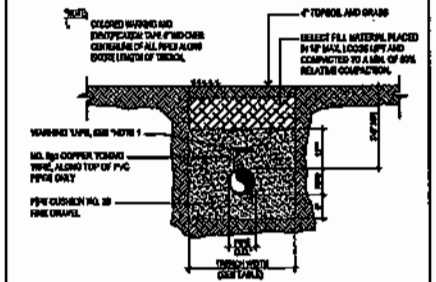


ASPHALT TO ASPHALT

NOTES:
1. PRIOR TO PLACING NEW A.C. PAVEMENT, PAVING AND SAW EDGES SHALL BE TRIMMED TO NEAT HORIZONTAL AND VERTICAL LINES.
2. A BITUMINOUS TACK COAT SHALL BE APPLIED TO THE EXISTING A.C. PAVEMENT PRIOR TO PLACING THE NEW A.C. PAVEMENT.

TYPICAL PAVEMENT TRANSITION DETAIL

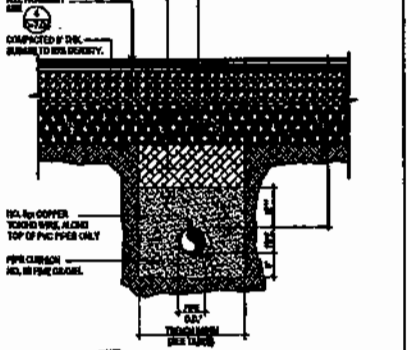
TRENCH WIDTH TABLE	
PIPE SIZE*	TRENCH WIDTH
LESS THAN 4"	18"
4"	22"
6"	24"
8"	26"
10"	28"
12"	30"



*NOTE:
FOR PIPE 12" AND SMALLER, PIPE CUSHION HEIGHT ABOVE TOP OF PIPE MAY BE 6".

TYPICAL PIPE TRENCH DETAIL

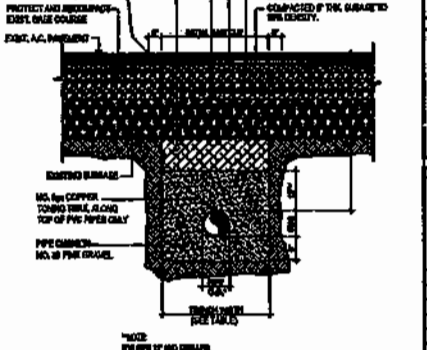
TRENCH WIDTH TABLE	
PIPE SIZE*	TRENCH WIDTH
LESS THAN 4"	18"
4"	22"
6"	24"
8"	26"
10"	28"
12"	30"



*NOTE:
FOR PIPE 12" AND SMALLER, PIPE CUSHION HEIGHT ABOVE TOP OF PIPE MAY BE 6".

DETAIL-TYPICAL TRENCH

TRENCH WIDTH TABLE	
PIPE SIZE*	TRENCH WIDTH
LESS THAN 4"	18"
4"	22"
6"	24"
8"	26"
10"	28"
12"	30"



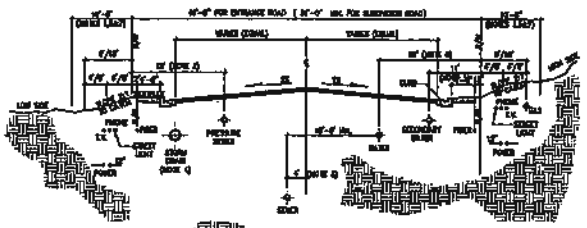
*NOTE:
FOR PIPE 12" AND SMALLER, PIPE CUSHION HEIGHT ABOVE TOP OF PIPE MAY BE 6".

DETAIL-TYPICAL TRENCH

PROPOSED YIGO SUBDIVISION
LOT 7-R1, BLOCK 1, TRACT 162, ROUTE 15, YIGO, GUAM

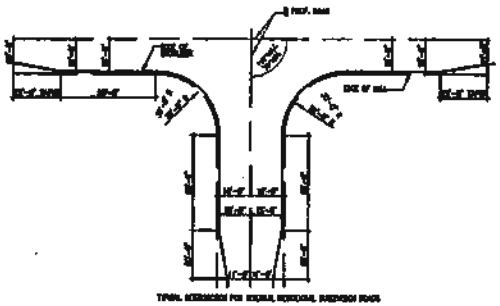
C.T. DIRDEN & ASSOCIATES
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TELEPHONE: 649-4468/649-4469 FAX: 649-4555
E-MAIL : ctdirden@ite.net

C-7.0

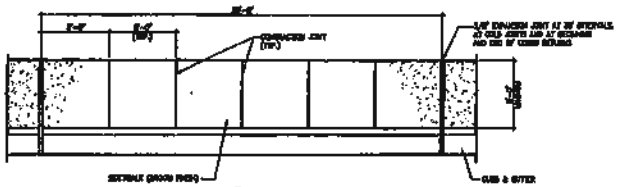


TYPICAL SECTION

1 TYPICAL ROAD PROFILE & UTILITY LOCATIONS



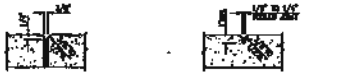
2 TYPICAL ROAD/STREET TURN AND RADII



PLAN

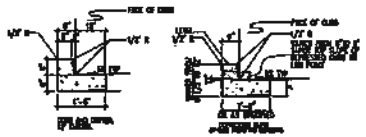


TYPICAL SECTION



EXPANSION JOINT CONTRACTION JOINT

3 TYPICAL SIDEWALK DETAILS

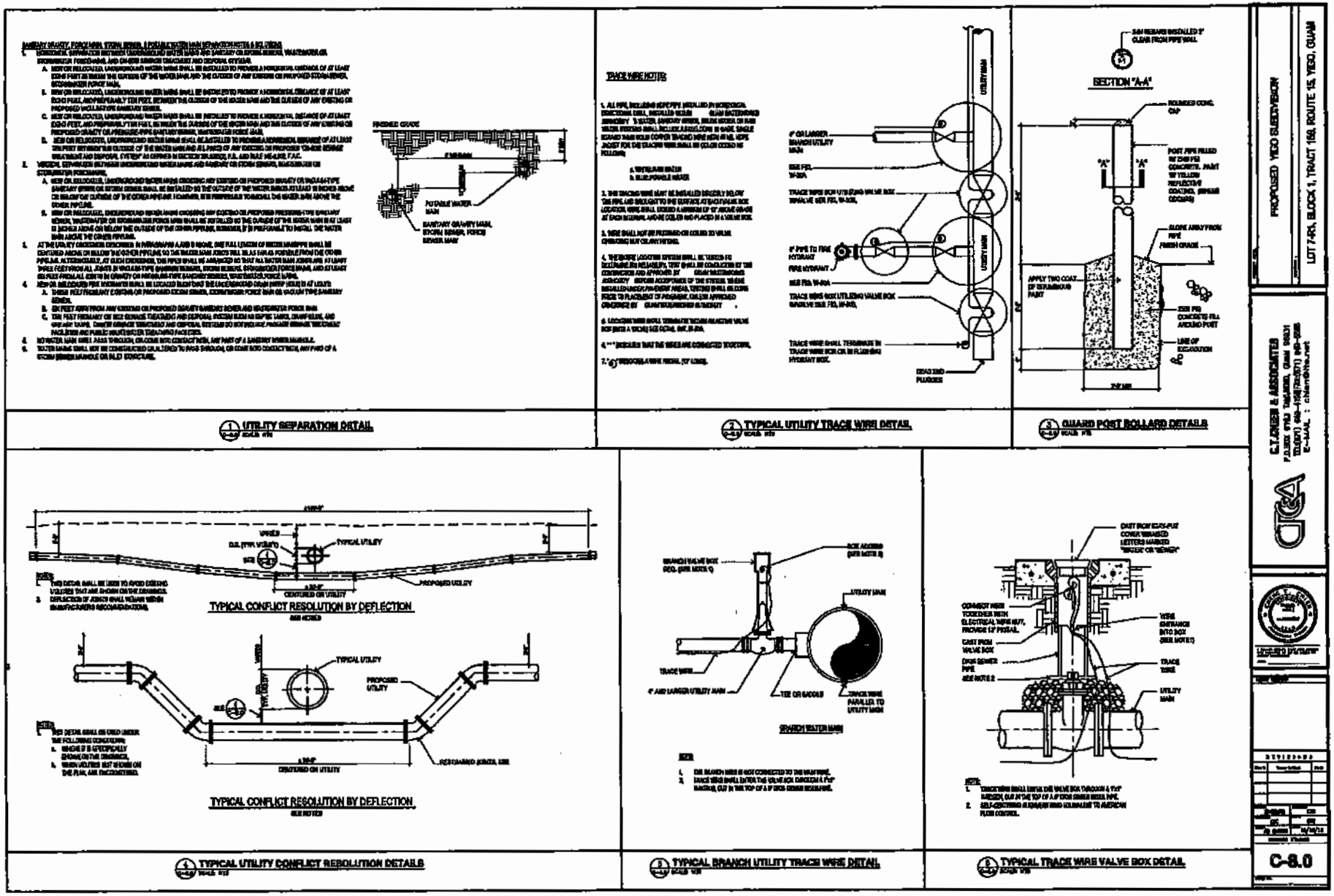


4 TYPICAL CONCRETE CURB DETAILS

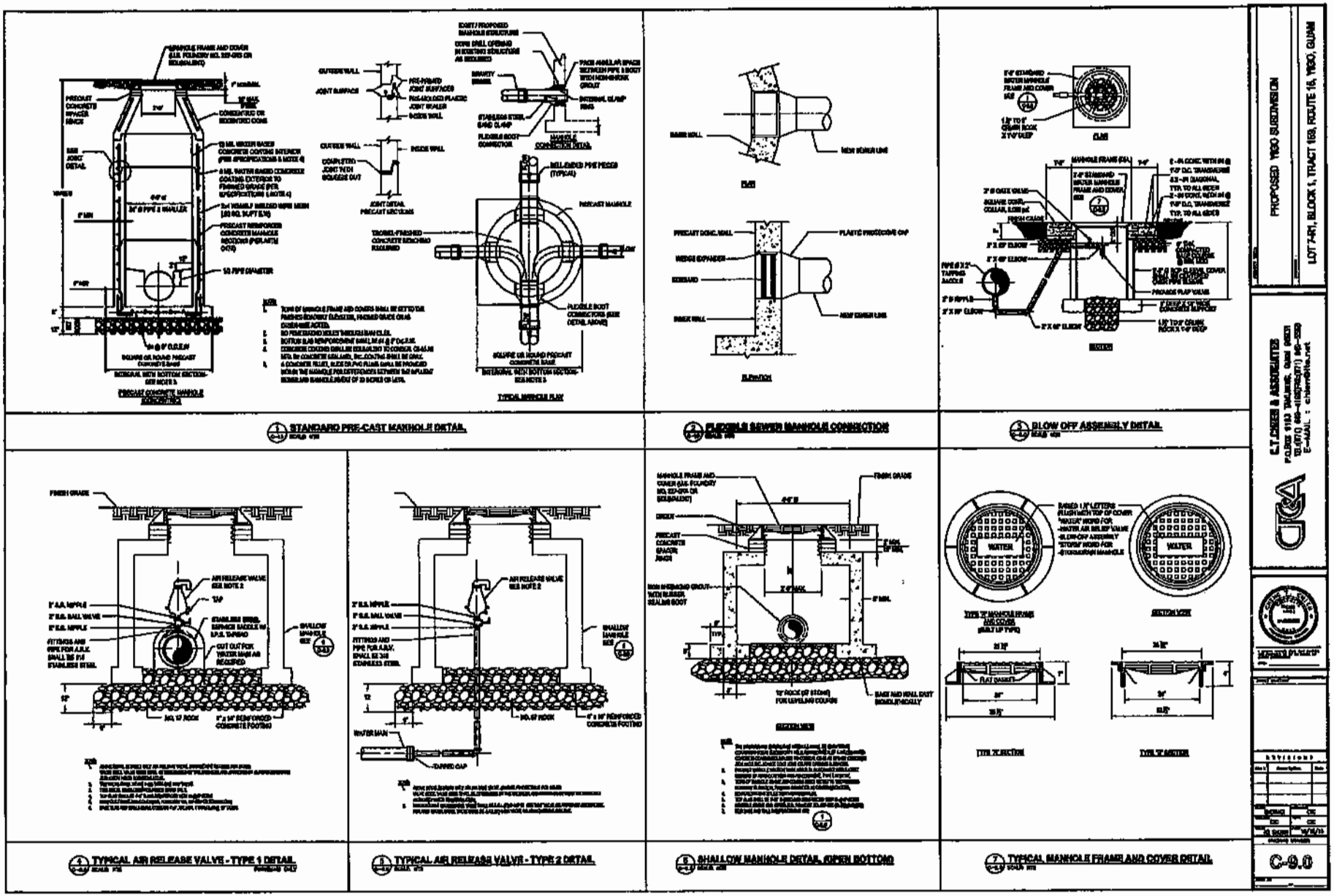
PROPOSED YIGO SUBDIVISION

LOT 7110 NEW-1, NEW-2, NEW F2 ROUTE 1, YIGO GUAM

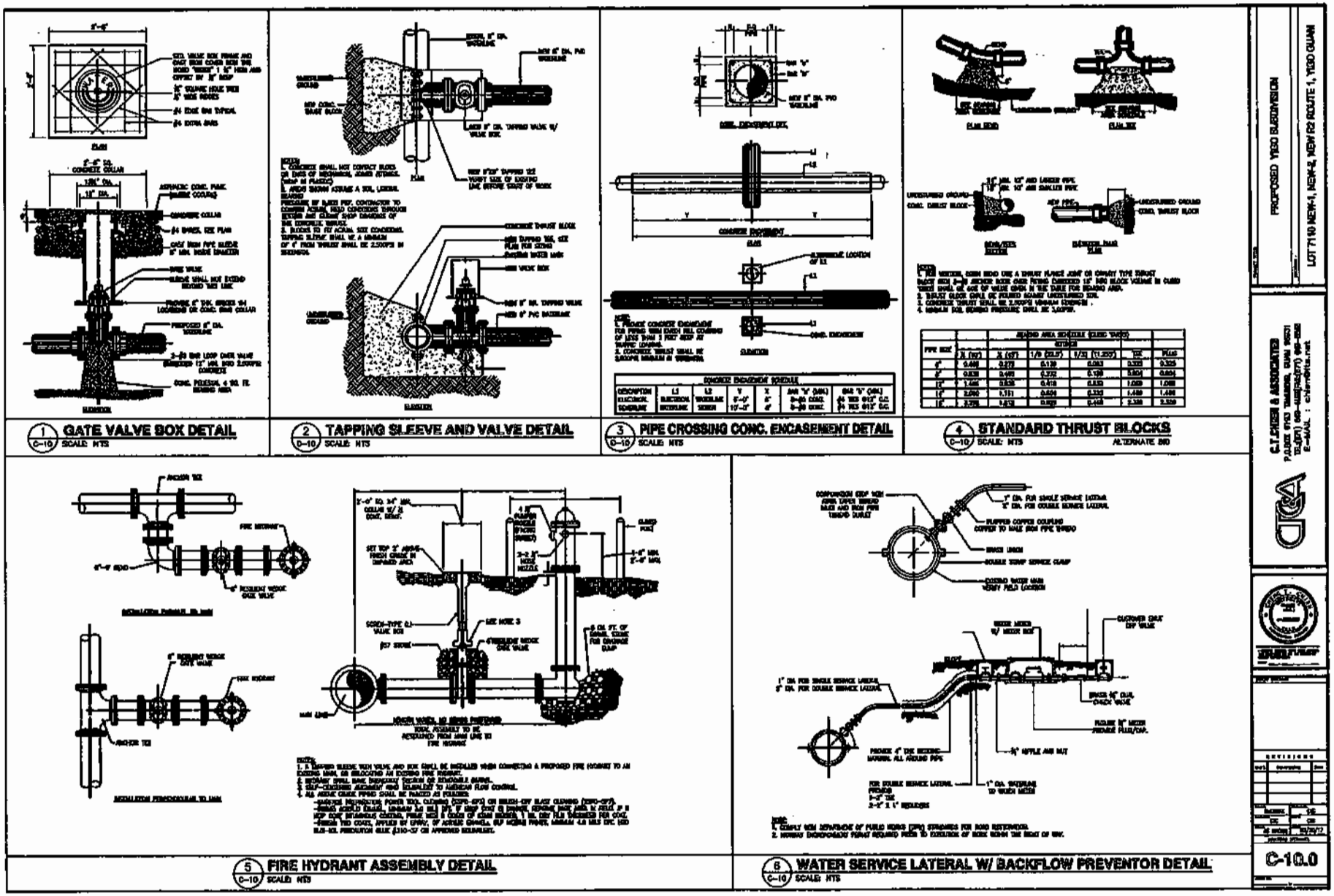
C-7.1

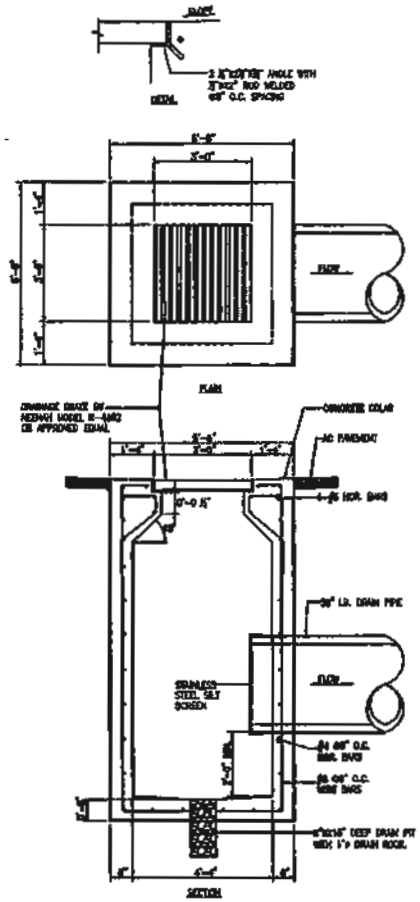


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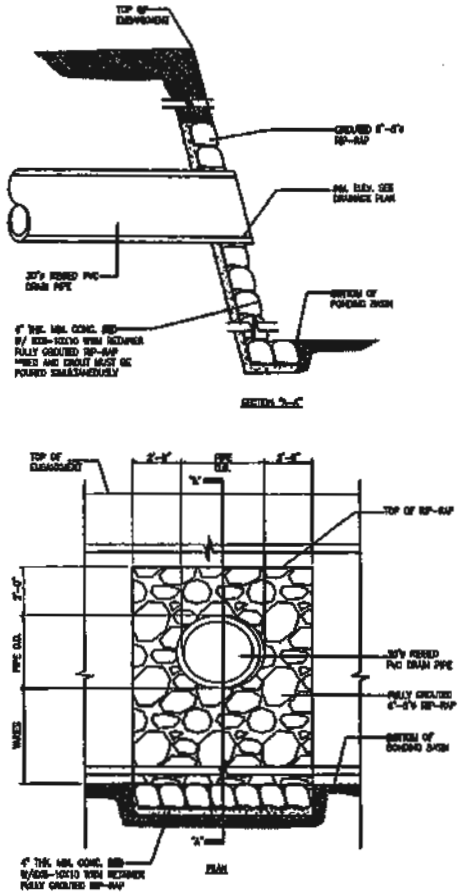


Doc. No. 34GL-18-2453.


1 GATE VALVE BOX DETAIL
C-10 SCALE: NTS
2 TAPPING SLEEVE AND VALVE DETAIL
C-10 SCALE: NTS
3 PIPE CROSSING CONC. ENCASEMENT DETAIL
C-10 SCALE: NTS
4 STANDARD THRUST BLOCKS
C-10 SCALE: NTS
ALTERNATE BID
5 FIRE HYDRANT ASSEMBLY DETAIL
C-10 SCALE: NTS
6 WATER SERVICE LATERAL W/ BACKFLOW PREVENTOR DETAIL
C-10 SCALE: NTS
PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM
C-10.0



1 C-11 TYPICAL STORMDRAIN CATCH BASIN INLET DETAIL
SCALE: NTS

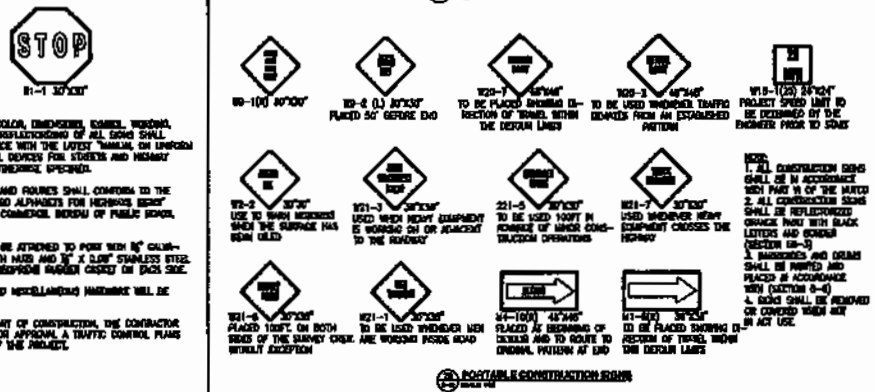


2 C-11 TYPICAL CONCRETE LINE RIP-RAP ENDWALL DETAIL
SCALE: NTS

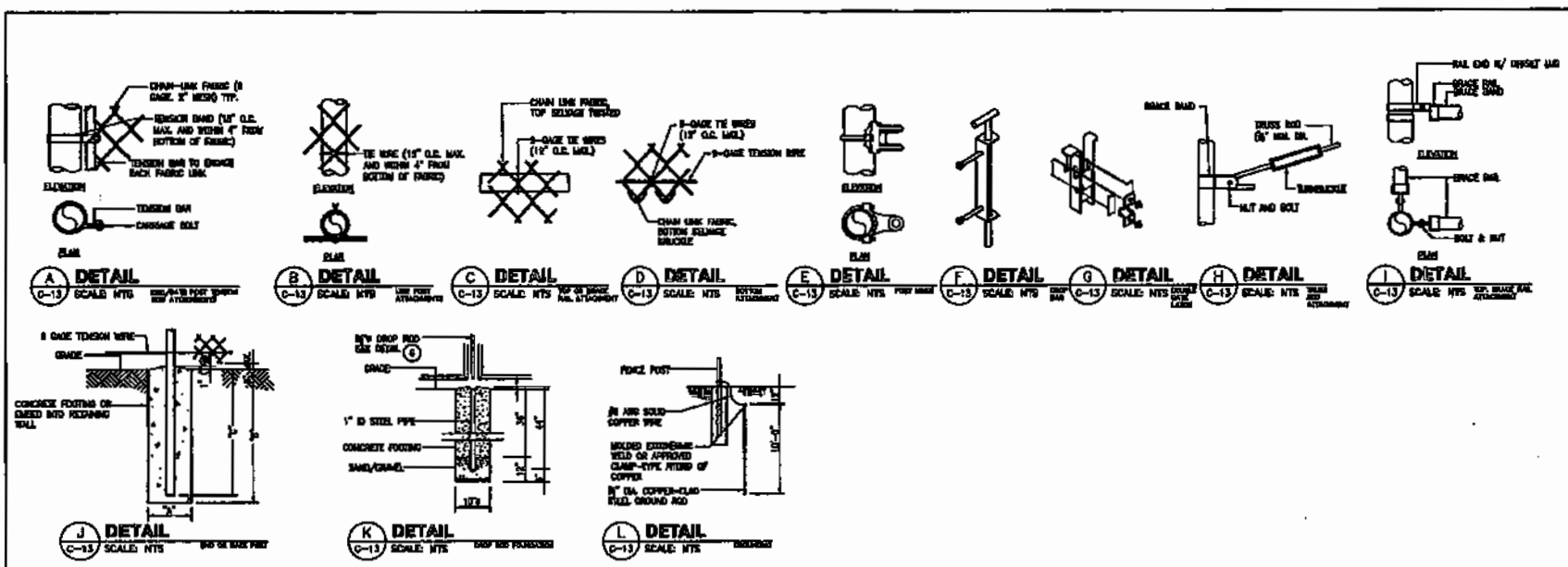
PROPOSED YIGO SUBDIVISION
LOT 7110 NEW-1, NEW-2, NEW RD ROUTE 1, YIGO GUAM

C.T. ENGR & ASSOCIATES
P.O. BOX 6183 TAMUNING, GUAM 96931
TEL: (671) 646-1788/89 FAX: (671) 646-2088
E-MAIL : ctdesign@ite.net

C-11.0



Doc. No. 34GL-18-2453.

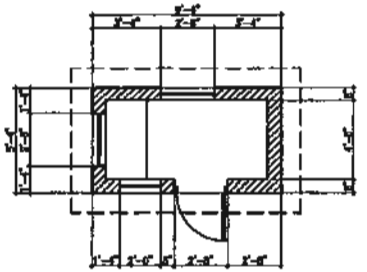


1 C-13 CHAIN LINK FENCE AND GATE DETAILS
SCALE: NTS

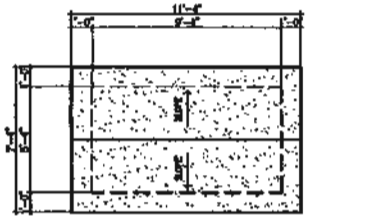
PROPOSED YIGO SUBDIVISION
LOT 7110 NEW#1, NEW#2, NEW RZ ROUTE 1, YIGO GUAM

C.T. ARCHER & ASSOCIATES
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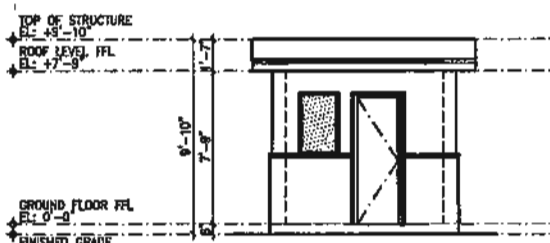
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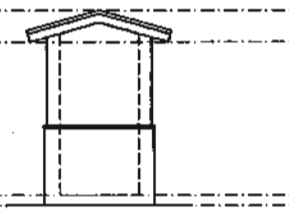
1 GUARD HOUSE FLOOR PLAN
C-14.0 SCALE: 3/8" = 1'-0"



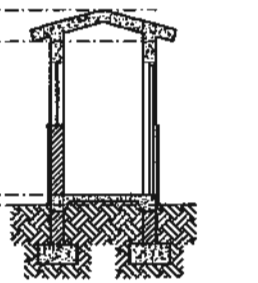
2 GUARD HOUSE ROOF PLAN
C-14.0 SCALE: 3/8" = 1'-0"



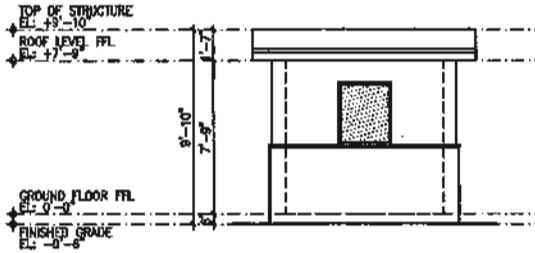
3 GUARD HOUSE FRONT ELEVATION
C-14.0 SCALE: 3/8" = 1'-0"



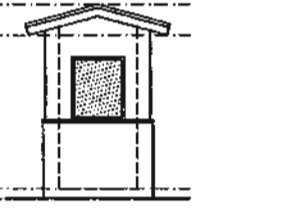
4 GUARD HOUSE RIGHT SIDE ELEVATION
C-14.0 SCALE: 3/8" = 1'-0"



7 GUARD HOUSE CROSS SECTION
C-14.0 SCALE: 3/8" = 1'-0"



5 GUARD HOUSE REAR ELEVATION
C-14.0 SCALE: 3/8" = 1'-0"



6 GUARD HOUSE LEFT SIDE ELEVATION
C-14.0 SCALE: 3/8" = 1'-0"

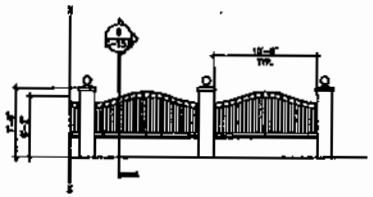
PROPOSED YIGO SUBDIVISION

LOT 7110 REM-1, JOEM-2, NEW R2 ROUTE 1, YIGO GUAM

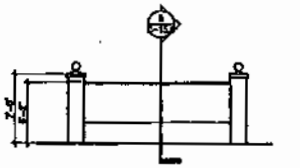
C-14.0



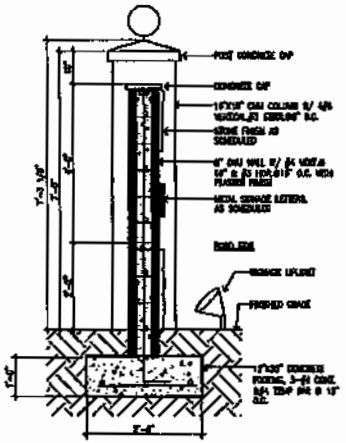
1 PERIMETER FENCE
C-15.0 SCALE: 3/16" = 1'-0"



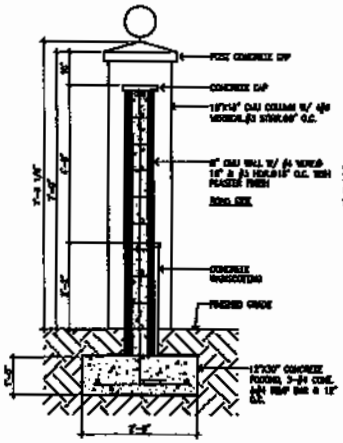
2 TYPICAL-1 FENCE
C-15.0 SCALE: 3/16" = 1'-0"



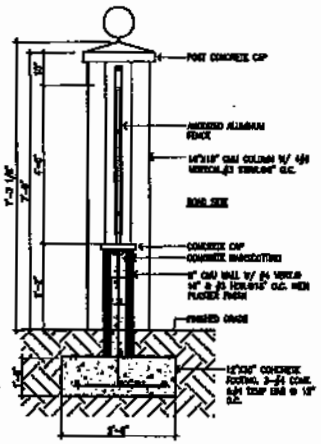
3 TYPICAL-2 FENCE
C-15.0 SCALE: 3/16" = 1'-0"



4 WALL SIGNAGE DETAIL
C-15.0 SCALE: 3/4" = 1'-0"



5 TYPICAL FENCE DETAIL
C-15.0 SCALE: 3/4" = 1'-0"



6 TYPICAL FENCE DETAIL
C-15.0 SCALE: 3/4" = 1'-0"

PROPOSED YIGO SUBDIVISION

LOT 7110 NEW-1, NEW-2, NEW R2 ROUTE 1, YIGO GUAM

C.T. LIMSON & ASSOCIATES

C-15.0

Doc. No. 34GL-18-2453.

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671-649-5383

EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

DIPÅTTAMENTON MINANEHAN TÅNO'
(Department of Land Management)
GUBETNAMENTON GUÅHAN

DEPARTMENT OF LAND MANAGEMENT

MICHAEL JB BORJA
Director

DAVID V. CAMACHO
Deputy Director

October 18, 2018

MEMORANDUM

To: Chairman, Guam Land Use Commission

From: Guam Chief Planner

Subject: Status Report - Application No. 2015-26

Applicants Deepak and Kiran Sadhwani represented by FC Benavente Planners, has secured approval of a Tentative Subdivision in an "M-1 zone" to create an industrial park consisting of fifty-one (51) lots on Lot 5315, in the Municipality of Dededo.

Legal authority to consider and approve the applicants' request is provided under Title 21, GCA, Chapter 62, Article 2, Section 62201 thru 62204; Article 4, Section 62401; Article 5, Section 62501 thru 62504, Subdivision Law. Title 18 GAR, Chapter 3, Article 2, Section 3219.

The subject lot is located in the Ukudu area of Dededo west of Rt. 3 roughly across from the Ukudu High School and less than a quarter of a mile north of the New Guam Regional Medical Center. The entrance of the proposed development is to be located at the northeast corner of the pentagon-shaped lot via a proposed 40-ft right-of-way connecting to the existing 100ft wide easement, roughly a quarter of a mile northwest of Rt.3. Encircling this lot are properties of various zones ranging from "R-2","C","M-1" and M-2 as per the "Dos Amantes" Official Zoning Map F3-67S52. Other characteristics of this project include:

a. **Lot Area:** 36.7 +/- Acres or 148,810+/- Square meters

b. **Present Zoning:** "M-1" (Light Industrial) Zone per Public Law 30-211

c. **Field Description:** Since its approval the project site has been subjected to mass clearing and earthwork for the installation of utilities infrastructure

d. **Master plan:** N/A

e. **Community Design Plan:** Rezoned to "M-1" Light Industrial via P.L. 30-211[1].

f. **Previous Commission Action:** Attached for the Commission's perusal are following previous actions for this development project:

   a. Issuance of a Tentative Subdivision Plan – Doc. No. 884231
   b. Issuance of first extension - Doc. No. 900212
   c. Issuance of second extension- Doc. No. 922275

On September 25, 2015 the applicant secured a Tentative Subdivision Plan (TSP) to establish an industrial park subdivision on Lot 5315 in the municipality of Dededo. By statute, all infrastructure improvements must be completed within one (1) year of issuance of the TSP, to which time the applicant would apply for a Final Subdivision Plan (FSP) approval. An FSP approval would allow the applicant full benefit of the subdivision to include the sale of lots.

The applicant presented on two occasions reasons for not completing improvements within the prescribed one-year physical development phase, thus issuance of two Notice of Actions for extension. The second extension, which is to expire in April 2019, requires a status report as a condition of approval. The applicant provides the attached status report presenting the state of development of infrastructure within the project site. We also received a letter from the Department of Public Works stating the department's acceptance of bonding for the completion of improvements as an elective to securing a Final Subdivision Plan Approval[2].

As of preparation of this report, a formal request for a Final Subdivision Plan approval has yet been submitted under premise of Title 21GCA, Ch. 62, §62504.

MARVIN Q. AGUILAR

ATTACHMENTS:

1. Status Report as submitted by FC Benavente, Planners with supporting documents.
2. NOA of September 25, 2015 -LM. Doc. No. 884231
3. NOA of November 16, 2016 -LM. Doc. No. 900212
4. DPW Letter on Bonding – September 19, 2018

[1] Public Law 30-211 – An Act to approve Official Zoning Map F3 67S 52, the Dos Amantes Planning Area and all related zoning amendment. Signed into law and promulgated on December 2010.

[2] Title 21 GCA, Ch. 62, §62504 (b) where the applicant may request for a Final Subdivision Plan provided he "furnish bond acceptable to the Commission for the completion of improvements, the bond to be in penal sum of one hundred fifteen percent (115%) of total work costs as verified by the Director of Public Works.

Doc. No. 34GL-18-2453.

884231

Department of Land Management Office of the Recorder

File for Record is Instrument No. 884231

On the Year 15 Month 10 Day 07 Time 12:50

DE-OFFICIO

Recording Fee _____ Receipt No. _____

Deputy Recorder Jane Yamasaki

(Space above for Recordation)

IMPORTANT NOTICE - READ CAREFULLY

"Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change*."**

GUAM LAND USE COMMISSION

Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam, 96932

ORIGINAL

NOTICE OF ACTION

September 25, 2015
Date

To: **Deepak & Kiran Sadhwani**
c/o FC Benavente Planners
127 Bejong St.
Barrigada, Guam 96913

Application No. 2015-26

The Guam Land Use Commission, at its meeting on **September 24, 2015**.

___/ Approved ___/ Disapproved **XX/** Approved with Conditions

___/ Tabled

Your request on **Lot 5315 in the Municipality of Dededo, as recorded under Document Number 803785, as approval of this Notice of Action for a:**

GOVERNMENT OF GUAM
DEPARTMENT OF LAND MANAGEMENT 884231

OFFICE OF THE RECORDER

RECORDING DATE:	INSTRUMENT NUMBER:	NO. PAGE:
October 8, 2015	884231	5

A.M.	P.M.	FILING FEES	RECEIPT NO:
	12:50	DE-OFFICIO	

Appointed Deputy Recorders for Ex-Officio Recorder		Signature of Recorder
Maria L. Ngata	Victoria C. Torres	Jane Yamasaki
Andrew D. Santos	Amy T. Bautista	
Jane T. Yamasaki	Joel Antenorcruz	
Lisa M. Quitano		

MARK (X) TYPE OF INSTRUMENT RECORDED

	DEED		AFFIDAVIT
	MORTGAGE		RELEASE
	ASSIGNMENT		AMENDMENT
	ADDENDUM		ASSUMPTION
	DECREE		MAP
	ORDERS		JUDGEMENT
	POWER OF ATTORNEY		REVOCATION
	AGREEMENT		TERMINATION

MARK (X) TYPE OF INSTRUMENT RECORDED

	LEASE		CLAIMS	[redacted]	[redacted]
	CONTRACT		CANCELLATION	[redacted]	[redacted]
	CERTIFICATE		NOTICE	[redacted]	[redacted]
	DECLARATION		BILL OF SALE	[redacted]	[redacted]
	EASEMENT		WITHDRAWAL	[redacted]	[redacted]
	OTHERS:				

ABSTRACT OF TITLE SUMMARY

ABSTRACT BY:	DATE	NEW CERTIFICATE OF TITLE NO.	CANCELLED CERTIFICATE OF TILE NO.

COMMENTS

DATA ENTRY INFORMATION SECTION

PROPERTY LISTING NO.			
MUNICIPALITY:			
LOT NUMBER		UNIT OF MEASUREMENT	
BLOCK NUMBER		SQUARE METERS	
TRACT NUMBER		SQUARE FEET	
ESTATE NO.		[redacted]	
L.M. NO.			
SEPIA NO.			
DATA ENTRY BY:			
SCANNED BY:			

Revised: 01/31/2011

884231

NOTICE OF ACTION Application No. 2015-26
Deepak & Kiran Sadhwani
Lot 5315, Municipality of Dededo
GLUC Meeting of September 24, 2015

ZONING

___/ Zone Change***

___/ Conditional Use

___/ Zone Variance
[ ] Height [ ] Use
[ ] Density [ ] Other (Specify)
[ ] Setback

_____/ TENTATIVE DEVELOPMENT PLAN

SUBDIVISION

XX/ **Tentative**

___/ Final

___/ Extension of Time

___/ PL 28-126, SECTION 1(A)

NOTE ON ZONE CHANGE

*****Approval by the Guam Land Use Commission of a ZONE CHANGE DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Applicant shall be notified upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]**

SEASHORE

___/ Wetland Permit

____/ Seashore Clearance

HORIZONTAL PROPERTY REGIME

___/ Preliminary

___/ Final

___/ Supplementary (Specify)

MISCELLANEOUS

___/ Determination of Policy and/or Definitions

___/ Other (Specify)

884231

NOTICE OF ACTION **Application No. 2015-26**
Deepak & Kiran Sadhwani
Lot 5315, Municipality of Dededo
GLUC Meeting of September 24, 2015

APPLICATION DESCRIPTION: The applicants, Deepak and Kiran Sadhwani represented by Mr. Richard Sana of FC Benavente Planners, is requesting approval of a Tentative Subdivision in an "M-1 zone" to create an industrial park consisting of fifty-one (51) lots on Lot 5315, in the Municipality of Dededo.

COMMISSION DECISION: The Guam Land Use Commission **Approved** the applicants request subject to the applicant adhering to the following conditions:

a) Applicant must work with DPW to provide adequate road widths to facilitate safe and efficient ingress/egress *to and from* the subdivision; such coordination should include input from the Chief Planner. Condition was amended to include input must be obtained from the Guam Fire Department;

b) Applicant shall provide full improvement infrastructure to address the intended use and operation needs of an industrial park subdivision. This shall be vetted and approved by the pertinent government entities and as required pursuant to Title 21GCA, Chapter 21, Section 62401 at the time of approval of this request and Title 21GCA, Chapter 62, Section 62402 at the time the applicant requests for approval of a final subdivision;

c) That the CCRs must be submitted to the Chief Planner per his recommendation (any activity associated with the sale, lease, rent or any form of alienation to include securing reservation for lease or sale of the subdivision or individual lots thereof, shall not be permitted until document instrument(s) containing CCRs as proposed by the applicant are in place to ensure that the proposed subdivision will be used strictly for light industrial use[1]. Such CCRs shall be reviewed and approved by the Guam Chief Planner and Chairman of the GLUC, and recorded for every lot at the Department of Land Management;

d) Plans prepared for the final subdivision approval shall contain elements of surface water run-off containment as recommended by BSP and Guam EPA; and that these plans be available to the GLUC upon the submission of the application for a final subdivision approval;

e) That the tentative subdivision plan be reviewed and approved by the Survey Division of the Department of Land Management in the appropriate timeframe; and

f) The applicant must include a fencing plan upon submittal of the application for the final subdivision approval.

9.28.2015
Marvin Q. Aguilar **Date**
Guam Chief Planner
JPB

9/28/2015
Lawrence S. Rivera **Date**
Chairman
Guam Land Use Commission

[1] *In reference to Condition c of this Notice of Action, by using the term "special uses" that does not include applications for temporary workforce housing or any variances that must an independent application that goes to the Chief Planner and the GLUC.*

884231

NOTICE OF ACTION **Application No. 2015-26**
Deepak & Kirin Sadhwani
Lot 5315, Municipality of Dededo
GLUC Meeting of September 24, 2015

CERTIFICATION OF UNDERSTANDING

I/We_____ / Richard J. Sana
(Applicant [Please print name]) (Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 96-26, that a building or grading permit must be obtained for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire.

The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.

This requirement shall not apply for application for a Zone Change***

I/We, further **AGREE** and **ACCEPT** the conditions above as a part of the Notice of Action and further **AGREE TO ANY AND ALL CONDITIONS** made a part of and attached to this Notice of Action as mandated by the approval from the Guam Land Use Commission or from the Guam Seashore Protection Commission.

_____ _____ _____ 10.8.15
Signature of Applicant Date Signature of Representative Date

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

_____ _____ _____ 10.8.15
Applicant **Date** **Representative** **Date**

900212

Island of Guam, Government of Guam
Department of Land Management Officer of the Recorder

File for Record is Instrument No. 900212

On the Year 16 Month 11 Day 23 Time 2:33

Recording Fee DE-OFFICIO Receipt No. _____

Deputy Recorder _____

(Space above for Recordation)

IMPORTANT NOTICE - READ CAREFULLY

"Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change*."**

GUAM LAND USE COMMISSION
Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

ORIGINAL

NOTICE OF ACTION

November 16, 2016
Date

To: **Deepak & Kiran Sadhwani**
c/o FC Benavente Planners
127 Bejong St.
Barrigada, Guam 96913

Application No. 2015-26B

The Guam Land Use Commission, at its meeting on **October 27, 2016**.

___/ Approved ___/ Disapproved **XX/** Approved with Conditions

___/ Tabled

The applicant's request **for a one-year extension of a previously-approved Tentative Subdivision Plan on Lot 5315, Municipality of Dededo.**

GOVERNMENT OF GUAM
DEPARTMENT OF LAND MANAGEMENT

900212

OFFICE OF THE RECORDER

RECORDING DATE:		NO. PAGE:
NOV 23 2016	900212	5

FILE TIME		FILING FEES	RECEIPT NO:
A.M.	P.M.		
	2:33	DE-OFFICIO	

Appointed Deputy Recorders for Ex-Officio Recorder	Signature of Recorder
Lisa M. Quitano; Lisa P. Cruz, Jane T. Yamasaki; Victoria C. Torres; Amy T. Bautista; Joel Antenorcruz; May M. Castro	

MARK (X) TYPE OF INSTRUMENT RECORDED

	DEED		AFFIDAVIT
	MORTGAGE		RELEASE
	ASSIGNMENT		AMENDMENT
	ADDENDUM		ASSUMPTION
	DECREE		MAP
	ORDERS		JUDGEMENT
	POWER OF ATTORNEY		REVOCATION
	AGREEMENT		TERMINATION

MARK (X) TYPE OF INSTRUMENT RECORDED

	LEASE		CLAIMS		
	CONTRACT		CANCELLATION		
	CERTIFICATE	X	NOTICE		
	DECLARATION		BILL OF SALE		
	EASEMENT		WITHDRAWAL		
	OTHERS:				

ABSTRACT OF TITLE SUMMARY

ABSTRACT BY:	DATE	NEW CERTIFICATE OF TITLE NO.	CANCELLED CERTIFICATE OF TILE NO.

COMMENTS

DATA ENTRY INFORMATION SECTION

PROPERTY LISTING NO.			
MUNICIPALITY:			
LOT NUMBER		UNIT OF MEASUREMENT	
BLOCK NUMBER		SQUARE METERS	
TRACT NUMBER		SQUARE FEET	
ESTATE NO.			
L.M. NO.			
SEPIA NO.			
DATA ENTRY BY:			
SCANNED BY:			

Revised: 06/20/08

NOTICE OF ACTION
Deepak & Kiran Sadhwani
Lot 5315, Municipality of Dededo
GLUC Meeting of October 27, 2016

Application No. 2015-26B

ZONING

___/ Zone Change***

___/ Conditional Use

___/ Zone Variance
[ ] Height [ ] Use
[ ] Density [ ] Other (Specify)
[ ] Setback

_____/ TENTATIVE DEVELOPMENT PLAN

SUBDIVISION

___/ Tentative

___/ Final

XX / Extension of Time

___/ PL 28-126, SECTION 1(A)

NOTE ON ZONE CHANGE

*****Approval by the Guam Land Use Commission of a ZONE CHANGE DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Applicant shall be notified upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]**

SEASHORE

___/ Wetland Permit

___/ Seashore Clearance

HORIZONTAL PROPERTY REGIME

___/ Preliminary

___/ Final

___/ Supplementary (Specify)

MISCELLANEOUS

___/ Determination of Policy and/or Definitions

___/ Other (Specify)

NOTICE OF ACTION **Application No. 2015-26B**
Deepak & Kiran Sadhwani
Lot 5315, Municipality of Dededo
GLUC Meeting of October 27, 2016

APPLICATION DESCRIPTION: The applicants, Deepak and Kiran Sadhwani represented by Mr. Richard Sana of FC Benavente Planners, request approval of an extension of time relative to the mandatory one-year submission of final subdivision plans pursuant to Title 21GCA, Ch. 62, §62205. The intent of the previously-approved tentative subdivision plans in an "M-1 zone" is to create an industrial park consisting of fifty-one (51) lots on Lot 5315, in the Municipality of Dededo.

COMMISSION DECISION: The Guam Land Use Commission **Approved** the applicants request for an extension of time to expire on **September 24, 2017** and that all conditions as provided in the applicant's initial Notice of Action, as recorded under DLM Document No. 884231, remain in effect.

Marvin Q. Aguilar	11/15/2016	**John Z. Arroyo**	11/18/16
Guam Chief Planner	**Date**	**Chairman, Guam Land Use Commission**	**Date**

Case Planner: Jeff P. Baker
Cc: Building Permits Section, DPW

NOTICE OF ACTION **Application No. 2015-26B**
Deepak & Kiran Sadhwani
Lot 5315, Municipality of Dededo
GLUC Meeting of October 27, 2016

CERTIFICATION OF UNDERSTANDING

I/We_____ / _____
(Applicant [Please print name]) (Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 96-26, that a building or grading permit must be obtained for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire.

The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.

This requirement shall not apply for application for a Zone Change***

I/We, further **AGREE** and **ACCEPT** the conditions above as a part of the Notice of Action and further **AGREE TO ANY AND ALL CONDITIONS** made a part of and attached to this Notice of Action as mandated by the approval from the Guam Land Use Commission or from the Guam Seashore Protection Commission.

_____ _____ _____ 11.23.16
Signature of Applicant Date Signature of Representative Date

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

_____ _____ _____ _____
Applicant **Date** **Representative** **Date**

The Honorable
EDDIE BAZA CALVO
Governor

The Honorable
RAY S. TENORIO
Lieutenant Governor

public works
DIPATTAMENTON CHE'CHO' PUPBLEKO
GLENN LEON GUERRERO
Director
ANDREW LEON GUERRERO
Deputy Director

MB 10/2

DEPARTMENT OF LAND MANAGEMENT
RECEIVED
OCT 02 2018
CLTC/GALC/GLDC

Michael Borja
Director
Department of Land Management
590 S Marine Corps Drive
Tamuning, Guam 96913

Re: Pacific Industrial Park Subdivision

Buemas Yan Hafa Adai!

Section 62504(b) of Guam's Subdivision law provides that developers furnish a bond in the penal sum of one hundred fifteen percent (115%) of the total work costs as verified by the Director of Public Works. Enclosed is a copy of Land Developer's Bond (Bond No. 08072018) from the Surety, Aioi Nissay Dowa Insurance Company Limited, on behalf of developer, Deepak H. Sadhwani, its general contractor, International Consolidated Contracting, for the infrastructure of Pacific Industrial Park Subdivision, located on Lot No. 5315, Dededo, Guam. This serves to confirm that the bond issued on this project satisfies the one hundred fifteen percent (115%) requirement of the total work costs.

Please contact my office if you have any questions regarding this matter.

Sincerely,

GLENN LEON GUERRERO
Director

cc: Guam Land Use Commission
Mr. Deepak H. Sadhwani

MB 10/2

RECEIVED
Dsm 9/24/18

FC BENAVENTE, PLANNERS

Planning, Zoning, Land Development Consulting, Permitting
127 Bejong Street, Barrigada, Guam 96913
Tel: 671.988.7911 felouben@yahoo.com

September 19, 2018

Guam Land Use Commission
Department of Land Management
PO Box 2950
Hagatna, Guam 96932

Attn: John Arroyo, Chairman

Subject: GLUC No. 2015-26. Status Report and Construction Schedule for Pacific Industrial Park Subdivision

Hafa Adai Mr. Chairman,

Item No. 2, under "Conditions of approval..." in our most recent Notice of Action (Document No. 922275 – Copy attached), states:

"2. That the Applicant will be required to return on/or before September 30, 2018 for a status report and construction schedule for the project."

We therefore submit the following construction progress updates:

1. Sewer line installation is complete. Mid-September 2018.
2. Waterline installation is complete. Mid-September 2018.
3. Sewer Lift Station, target completion date: Mid-November 2018.
4. Ponding Basin, target completion date: December 2018.
5. Electrical, target completion date: December 2018.
6. Curbs, and Gutters, target completion date: December 2018.
7. Roadway Pavement, target completion date: December 2018.

Ownership is moving full stride towards project completion and is presently in the process of preparing documents necessary for filing the Final Subdivision Approval Application. A Performance Bond has been submitted to the Department of Public Works, for review and approval (Copy attached).

We would like to express our appreciation to your staff and to all the GovGuam permitting agencies that have assisted us along the way.

Si Yu'os Ma'Ase

Felix C. Benavente, Principal

Attachments As Stated

GOVERNMENT OF GUAM - Department of Land Management
Office of the Recorder

File for Record is Instrument Number 922275

On the Year 20 18 Month 5 Day 25 Time 243

Recording Fee DE-OFFICIO Receipt No. _____

Deputy Recorder Joel Antenorcruz

JOEL ANTENORCRUZ

(Space above for Recordation)

IMPORTANT NOTICE - READ CAREFULLY

"Pursuant to Section 5 of Executive Order 96-26, the applicant must apply for and receive a building or grading permit for the approved GLUC/GSPC project within one (1) year of the date of Recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire. This requirement shall not apply for application for Zone Change*."**

GUAM LAND USE COMMISSION
Department of Land Management
Government of Guam
P.O. Box 2950
Hagåtña, Guam 96932

COPY

NOTICE OF ACTION

April 12, 2018
Date

To: **Deepak & Kiran Sadhwani**
c/o FC Benavente Planners
127 Bejong St.
Barrigada, Guam 96913

Application No. 2015-26C

The Guam Land Use Commission, at its meeting on **April 12, 2018**.

___/ Approved ___/ Disapproved **XX/** Approved with Conditions

___/ Tabled

The applicant's request **for a second (2nd) one-year extension of a previously-approved Tentative Subdivision Plan on Lot 5315, Municipality of Dededo.**

NOTICE OF ACTION
Deepak & Kiran Sadhwani
Lot 5315, Municipality of Dededo
GLUC Meeting of April 12, 2018

Application No. 2015-26C

ZONING

___/ Zone Change***

___/ Conditional Use

___/ Zone Variance
[ ] Height [ ] Use
[ ] Density [ ] Other (Specify)
[ ] Setback

_____/ TENTATIVE DEVELOPMENT PLAN

SUBDIVISION

___/ Tentative

___/ Final

_XX_ / Extension of Time

___/ PL 28-126, SECTION 1(A)

NOTE ON ZONE CHANGE

*****Approval by the Guam Land Use Commission of a ZONE CHANGE DOES NOT CONSTITUTE FINAL APPROVAL but rather a recommendation to the Governor for his approval. Applicant shall be notified upon action taken by the Governor. [Reference 21 GCA (Real Property), Chapter 61(Zoning Law), Section 61634 (Decision by the Commission).]**

SEASHORE

___/ Wetland Permit

___/ Seashore Clearance

HORIZONTAL PROPERTY REGIME

___/ Preliminary

___/ Final

___/ Supplementary (Specify)

MISCELLANEOUS

___/ Determination of Policy and/or Definitions

___/ Other (Specify)

APPLICATION DESCRIPTION: The applicants, Deepak and Kiran Sadhwani represented by Mr. Richard Sana of FC Benavente Planners, request approval of a second extension of time relative to the mandatory one-year submission of final subdivision plans pursuant to Title 21GCA, Ch. 62, §62205. The intent of the previously-approved tentative subdivision plans in an "M-1 zone" is to create an industrial park consisting of fifty-one (51) lots on Lot 5315, in the Municipality of Dededo.

COMMISSION DECISION: The Guam Land Use Commission **Approved with conditions** the applicants' request for an extension of time to expire on **April 11, 2019.**

Conditions of approval are as follows:

1. **That all conditions as provided in the applicant's initial Notice of Action, as recorded under DLM Document No. 884231, are to remain in effect; and**

2. **That the Applicant will be required to return on/or before September 30, 2018 for a status report and construction schedule for the project.**

Marvin Q. Aguilar	5/24/18	**John Z. Arroyo**	5/24/18
Guam Chief Planner	**Date**	**Chairman, Guam Land Use Commission**	**Date**

Case Planner: MQAguilar
Cc: Building Permits Section, DPW

CERTIFICATION OF UNDERSTANDING

I/We_____ / _____
(Applicant [Please print name]) (Representative [Please print name])

Understand that pursuant to Section 5 of Executive Order 96-26, that a building or grading permit must be obtained for the approved GLUC/GSPC project within one (1) year of the date of recordation of this Notice of Action, otherwise, the approval of the project as granted by the Commission shall expire.

The Commission may grant two (2) one-year extensions of the above approval period at the time of initial approval.

This requirement shall not apply for application for a Zone Change***

I/We, further **AGREE** and **ACCEPT** the conditions above as a part of the Notice of Action and further **AGREE TO ANY AND ALL CONDITIONS** made a part of and attached to this Notice of Action as mandated by the approval from the Guam Land Use Commission or from the Guam Seashore Protection Commission.

_____ _____ _____ _____
Signature of Applicant Date Signature of Representative Date

ONE (1) COPY OF RECORDED NOTICE OF ACTION RECEIVED BY:

_____ _____ _____ 7/17/2018
Applicant **Date** **Representative** **Date**

DEEPAK H. & KIRAN D. SADHWANI
788 S. Marine Corps. Dr. Ste. 202, Tamuning, Guam 96913
Tel: (671) 649-7349 Fax: (671) 649-3308

August 09, 2018



Mr. Glenn Leon Guerrero
Department of Public Works
Government of Guam
542 N. Marine Corps Dr.
Tamuning, Guam 96913

Re: Land Developer's Bond for Pacific Industrial Park Subdivision

Dear Mr. Leon Guerrero,

Attached is the Land Developer's Bond (BOND NO. 08072018) from the Surety, Aioi Nissay Dowa Insurance Company Limited, on behalf of the developer, Deepak H. Sadhwani, its general contractor, International Consolidated Contracting, for the infrastructure of Pacific Industrial Park Subdivision, located in Dededo, Guam, Lot No. 5315.

The lots will be subdivided and the infrastructure will proceed as Pacific Industrial Park Subdivision, a Fifty (50) lot subdivision.

Section 62004 of the Subdivision law requires that we furnish a bond to be in the penal sum of 115% of the cost of the infrastructure improvements for Pacific Industrial Park. We have determined that the cost will be Eight Hundred Eight-Nine Thousand, Six Hundred and no/100 ($889,600.00) with 48.33 % already completed as of July 24, 2018. Please see attached letter dated July 31, 2018 from International Consolidated Contracting, the general contractor. Because this bond meets the 115% requirement, we request that you issue a letter to the Department of Land Management informing them of the receipt and adequacy of the bond. Upon your notification, we can then proceed with the filing and recordation of the Final Subdivision map and the sale of the lots.

Sincerely,

Deepak H. Sadhwani
Principal/Owner

BOND NO. 08072018

SUBDIVISION/SITE IMPROVEMENT BOND

KNOW ALL MEN BY THESE PRESENTS, that we, Deepak H. Sadhwani, as Principal, and Aioi Nissay Dowa Insurance Company Limited, of , as Surety, are held and firmly bound unto the County/Village of Dededo as Obligee, in the sum of One Million Twenty Two Thousand and no/100 ******* ($ 1,022,000.00) Dollars for the payment of which, well and truly to be made, we jointly and severally bind ourselves, our executors, administrators, successors, and assigns, firmly by these presents.

WHEREAS, the Principal has agreed to perform the following improvements,
To Subdivide a certain tract of land owned by it and situate within Lot No. 5315, Municipality of Dededo. Guam
in the Subdivision known as: Pacific Industrial Park, Route 3 NCS, Dededo

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that, if said Principal shall perform and complete said improvements to said development in accordance with either the plan (s)/specification(s)/agreement, then this obligation shall be void, otherwise to be and remain in full force and effect.
THIS BOND WILL TERMINATE upon written acceptance of the improvements by the Obligee to the Principal and/or Surety.

RECEIVED
AUG 14 2018
DPW
Director's Office

Sealed with our seals and dated this 8th day of August, 2018.

PRINCIPAL Deepak H. Sadhwani

By:

SURETY Aioi Nissay Dowa Insurance Company Limited

By:
Jo Takagi, Attorney-in-Fact

Countersigned by:
Takagi & Associates, Inc.
Resident General Agent

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

That AIOI NISSAY DOWA INSURANCE COMPANY LTD., a corporation of the State of Japan, having its principal office in the city of Tokyo, Japan, does hereby appoint, HIDENOBU TAKAGI, JO TAKAGI, PAMELA A.CRUZ, ALL OF THE CITY OF TUMON,GUAM, its true and lawful attorney, with full authority to execute on its behalf as surety, bonds, undertakings and contracts of suretyship thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed $***1 0,000,000Dollars***.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company on the 21st day of September 1990.

RESOLVED, that the President, an Executive Vice President or a Senior Managing Director or a Managing Director or an Associate Director of the Company, shall have the power and authority to appoint Attorney and to authorize them to execute on behalf of the Company and attach the seal of the Company hereto to surety, bonds, undertakings and contracts of suretyship.

RESOLVED FURTHER, that the signatures of such Directors and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company in the future with respect to any surety, bonds, undertakings and contracts of suretyship."

I, Hideshi Matsui , being duly sworn, depose and say that I am the Executive Officer of Aioi Nissay Dowa Insurance Company Limited and that this Power of Attorney set forth herein is true and correct to the best of my information, knowledge and belief.

Hideshi Matsui
Executive Officer

Subscribed and sworn before me this 13th day of July, 2017

Doc. No. 34GL-18-2453.

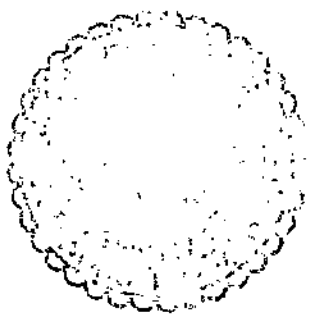
I, Hiroyuki Muto, being duly sworn, depose and say that I am the General Manager of Aioi Nissay Dowa Insurance Company Limited and that this Power of Attorney set forth herein is true and correct to the best of my information, knowledge and belief.

Hiroyuki Muto
General Manager
International Department

Subscribed and sworn before me this 13th day of July, 2017

NOTARIAL CERTIFICATE

This is to certify that Kei Nemoto, an agent of Hideshi Matsui, Executive Officer of Aioi Nissay Dowa Insurance Co., Ltd., and Hiroyuki Muto, General Manager of International Department of Aioi Nissay Dowa Insurance Co., Ltd., have stated in my presence that the said Hideshi Matsui and Hiroyuki Muto acknowledged themselves to have signed on the attached document.



JUL 21 2017

Kazuhiro Ishida

TOKYO
JAPAN

平成２９年登第 712 号

認　　証

嘱託人あいおいニッセイ同和損害保険株式会社 執行役員 松井秀司 及び 同国際業務部長 武藤啓之の代理人 根本圭は、本職に対し、松井秀司及び武藤啓之が添付書面の署名につき、各々自らしたものであることを承認する旨陳述した。

よって、これを認証する。

平成２９年　７月　21 日、本公証人役場において

東京都中央区八重洲１丁目７番20号

東 京 法 務 局 所 属

公 証 人
Notary　石田一宏

Kazuhiro ISHIDA

証　　明

上記署名は、東京法務局所属公証人の署名に相違ないものであり、かつ、その押印は、真実のものであることを証明する。

平成２９年 ７ 月 21 日

東 京 法 務 局 長　秋山仁美

APOSTILLE
(Convention de La Haye du 5 octobre 1961)

1. Country: JAPAN
   This public document
2. has been signed by Kazuhiro ISHIDA
3. acting in the capacity of Notary of the Tokyo Legal Affairs Bureau
4. bears the seal/stamp of Kazuhiro ISHIDA, NOTARY

Certified

5. at Tokyo　　6. JUL. 21. 2017
7. by the Ministry of Foreign Affairs
8. 17-№ 052531
9. Seal/stamp:　　10. Signature

T. TANAKA

Toshie TANAKA

For the Minister for Foreign Affairs

GOVERNMENT OF GUAM
DEPARTMENT OF REVENUE AND TAXATION
OFFICE OF THE BANKING AND INSURANCE COMMISSIONER

CERTIFICATE OF AUTHORITY

RENEWAL 272

Know All Men By These Presents That:

Name **AIOI NISSAY DOWA INSURANCE COMPANY LIMITED**

Address 1-28-1,EBISU 1-CHROME, SHIBUYA-KU
TOKYO,150-8488 JAPAN

Classes of Insurance Authorized

ACCIDENT & HEALTH	MISCELLANEOUS
FIDELITY & SURETY	MOTOR VEHICLE
FIRE	PROP. DAMAGE & LIABILITY
MARINE	WORKMENS COMP

Having complied with the Insurance Law of Guam, is hereby authorized to transact as an insurer, the above named Classes of Insurance in Guam from the 01 ***day of*** July , ***20*** 18 , ***to the*** 01 ***day of*** July , ***20*** 19 , ***unless authority is revoked for failure to comply with the law.***

General Agent(s):

TAKAGI & ASSOCIATES INC

In Witness Whereof, I have hereunto subscribed my name officially and have hereon impressed my Seal of Office at the City of Hagatña, Guam on this 05 ***day of*** June ***A.D. 20*** 18.

JOHN P. CAMACHO
Acting Banking and Insurance Commissioner

Doc No. 34GL-18-2453

International Consolidated Contracting

P.O. Box 20908 Barrigada, Guam 96921 Phone 671-734-4245 Fax 671-734-4246

July 31, 2018

Mr. Glenn Leon Guerrero, Director
Department of Public Works
Government of Guam
542 N. Marine Corps Dr.
Tamuning, Guam 96913

Re: Construction Contract for Infrastructure on L5315

Dear Mr. Leon Guerrero,

International Consolidated Contracting has contracted with Deepak H. Sadhwani to construct the development known as Pacific Industrial Park Subdivision.

We hereby certify that we have been contracted to do the infrastructure (civil work including roads, curbs, gutter, underground utilities for water, power, sewer storm drains, and any other work in compliance with local subdivision laws and regulations) of Pacific Industrial Park for the amount of Seven Hundred Thirty Thousand Two Hundred Forty-Seven & 13/100 ($730,247.13). Attached you will find the current percentage of work completed as of July 24, 2018.

We submit this certification in support of Deepak H. Sadhwani's application for a Final Subdivision approval before the Guam Land Use Commission.

Sincerely,

Donald J. Harper
Owner
International Consolidated Contracting LLC
727-4244

Item No.	Project Code	Description	U/M	Total Contract Price	Percentage Previously Billed	Amount Previous Billed to Date	Percentage Completed this Billing	Amount Billed This Period	Percentage Completed to Date	Total Billed to Date
1	MOB001	Mobilization	LS	$66,960.60	100.00%	$66,960.60	0.00%	$0.00	100.00%	$66,960.60
2	B01420	12" Gravity Sewer Main, Manholes, Laterals	LS	$149,850.00	75.00%	$112,387.50	0.00%	$0.00	75.00%	$112,387.50
3	B01421	6" Forced Main Sewer	LS	$42,120.00	10.00%	$4,212.00	0.00%	$0.00	10.00%	$4,212.00
4	B00803	24" Storm Drain and Catch Basin	LS	$75,600.00	10.00%	$7,560.00	0.00%	$0.00	10.00%	$7,560.00
5	B01405	8" Water Main, Laterals, Fire Hydrants and accessories	LS	$73,620.00	10.00%	$7,362.00	55.00%	$40,491.00	65.00%	$47,853.00
6	B01430	Electrical Conduit, Transformer Pads, Manholes, Handholes	LF	$58,500.00	10.00%	$5,850.00	0.00%	$0.00	10.00%	$5,850.00
7	B01440	Communications Conduit, Handholes	LF	$54,000.00	10.00%	$5,400.00	0.00%	$0.00	10.00%	$5,400.00
8	B00211	Cutting, Filling, Compacting Grade for Curb and Gutter	EA	$20,250.00	40.00%	$8,100.00	0.00%	$0.00	40.00%	$8,100.00
9	B00601	Installation of Curb and Gutter	EA	$35,555.40	0.00%	$0.00	0.00%	$0.00	0.00%	$0.00
10	B00209	Backfilling to Grade and Compacting for Asphalt Roads ± 2%	LF	$34,650.00	0.00%	$0.00	15.00%	$5,197.50	15.00%	$5,197.50
11	B00214	Ponding Basin and Headwalls	LF	$58,500.00	75.00%	$43,875.00	0.00%	$0.00	75.00%	$43,875.00
12	CO-001	Work on Raised Roads		$31,429.01	100.00%	$31,429.01	0.00%	$0.00	100.00%	$31,429.01
		TOTAL CONTACT PRICE		**$701,035.01**	**41.81%**	**$293,136.11**	**6.52%**	$45,688.50	**48.33%**	**$338,824.61**
		Gross Receipts Tax (4.167%)		**$29,212.13**	**41.81%**	**$12,214.98**	**6.52%**	$1,903.84	**48.33%**	**$14,118.82**
		TOTAL DUE		**$730,247.13**	**41.81%**	**$305,351.09**	**6.52%**	$47,592.34	**48.33%**	**$352,943.43**

Title 21GCA, Chapter 62, §62504.

Time Allowed for Completion of Improvements. Upon approval of the tentative subdivision plan by the Commission, the sub-divider shall complete within one (1) year all of the improvements required, except that the Commission, for good cause shown, may authorize an extension of time, not to exceed twelve (12) months, for such completion. Within such time, the sub-divider must either:

(a) Complete the required improvements and, upon acceptance thereof by the government, file his final plans; or

(b) Furnish bond acceptable to the Commission for the completion of improvements, the bond to be in penal sum of one hundred fifteen percent (115%) of total work costs as verified by the Director of Public Works. On approval of the bond, the final plans may be filed.