



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

ATTACHMENT 2

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

November 25, 2003

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

SUBJECT: Tentative Tract No. 16574
LOCATION: 726 W. Wilson Street

Dear Commissioners:

Tentative Tract Map No. 16574 as furnished by the Planning Division for review by the Public Services Department, consists of a one (1) lot subdivision for condominium purposes. Final map will include one (1) lot with sixteen (16) air space condominiums. Tentative Tract Map No. 16574 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
3. The Final Tract Map shall meet the approval of the City Engineer.
4. The Subdivider shall submit an off-site plan to the Engineering Division and a precise grading plan at the time of first submittal of the Final Tract Map and pay plan check fee per C.C.M.M.C. Section 13-231.
5. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to C.C.M.M.C. Section 13-232.

6. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
7. Maintenance of common areas shall be the sole responsibility of the Homeowner's Association formed to conform with C.C.M.M.C., Section 13-42 (e).
8. Vehicular and pedestrian access rights to Wilson Street shall be released and relinquished to the City of Costa Mesa, except at approved driveway locations.
9. All public streets shall be fully improved per City of Costa Mesa Standard Plans and all requirements of the City Engineer.
10. All public street construction performed as a part of this development shall present a new and uniform appearance prior to the acceptance of the improvements by the City.
11. The elevations shown on all plans shall be on Orange County benchmark datum.
12. The Subdivider's engineers shall furnish the Engineering Division with a storm runoff study showing the existing facilities and the method of draining this area. This study is to be furnished with the first submittal of the Final Tract Map.
13. Ownership of the on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-42 (e).
14. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
15. Water system improvements shall meet the approval of the Mesa Consolidated Water District; call (949) 631-1200 for information.
16. Dedicate easements as needed for public utilities.
17. Submit to the City Engineer a reproducible mylar of the recorded Tract Map and nine copies of the recorded Tract Map.
18. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
19. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

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20. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
21. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation.

Sincerely,



Ernesto Munoz, P. E.
City Engineer

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