

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
November 01, 2017**

Project: 17PL1100

BAY VIEW No. 3, BLOCK 6, LOT 1R (FINAL – 2.42 ACRES)

Located north of Morgan Avenue and east of Crosstown Expressway (SH 286)

Applicant: The Salvation Army

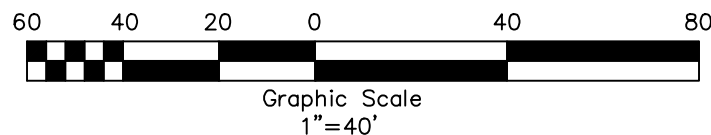
Engineer: Urban Engineering

The applicant proposes to plat the property in order to create a single lot for a special permit development. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval.



Legend:

- Set 5/8" I.R. with red plastic cap stamped "URBAN ENGR CCTX"
- Fd. TxDOT Brass Monument
- ▨ Street Dedication



Notes:

- 1.) Total platted area contains 2.41 Acres of Land (Includes street dedication)
- 2.) The receiving water for the storm water runoff from this property is the Corpus Christi Inner Harbor. The TCEQ has classified the aquatic life use for the Corpus Christi Inner Harbor as "intermediate".
- 3.) Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
- 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485464 0166 C, City of Corpus Christi, Texas, and Community Panel No. 485464 0168 C, which bear an effective date of July 18, 1985 and it is not located in a Special Flood Hazard Area.
- 5.) The yard requirement, as depicted is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6.) Building setback criteria for Lot 1R, Block 6 is non-conforming (pre-existing condition) and is subject to re-evaluation with Future development.
- 7.) If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase.

State of Texas
County of Nueces

The Salvation Army, a Georgia corporation, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, 20____.

By: The Salvation Army, a Georgia corporation

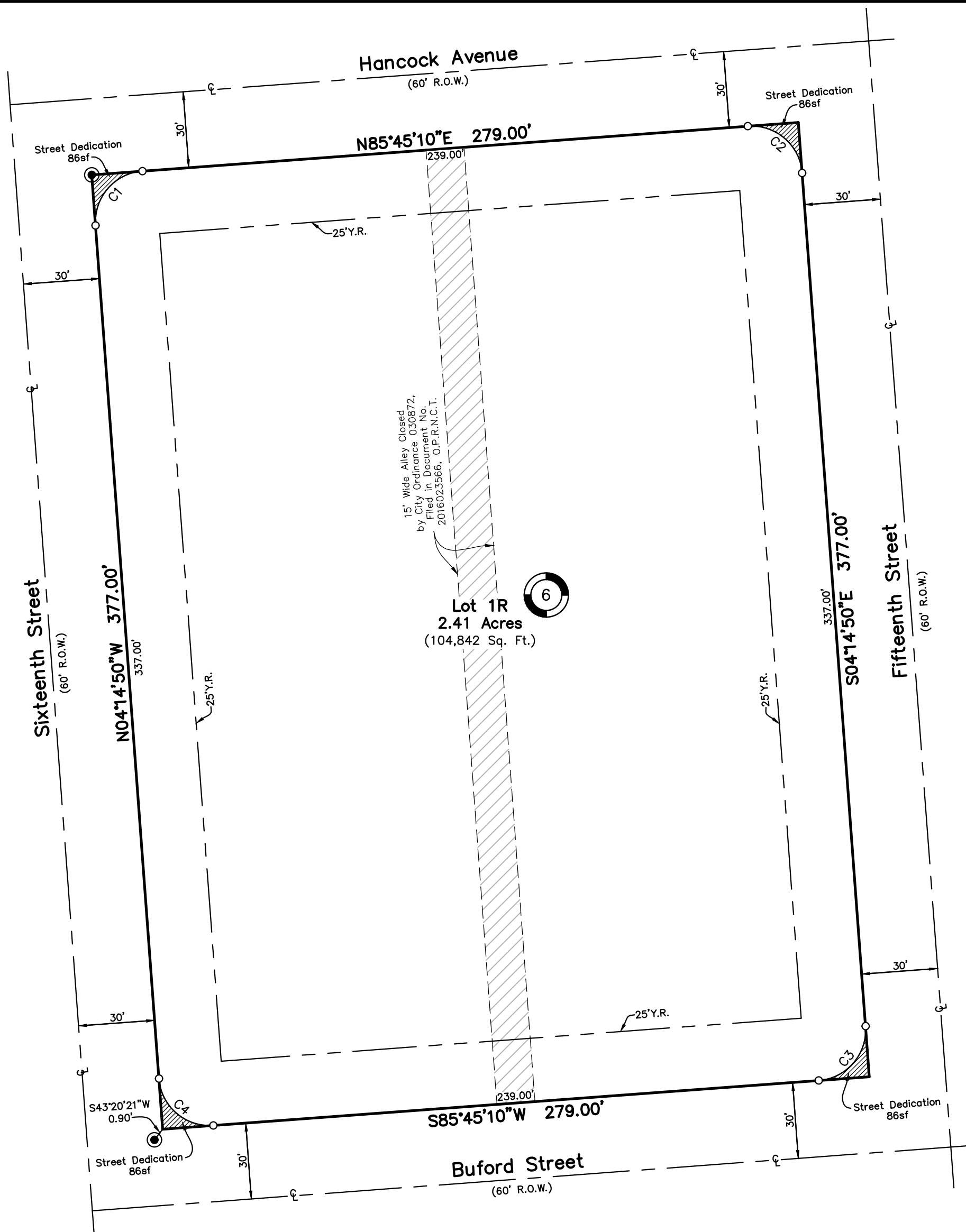
By: _____
Donald Bell, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Donald Bell, as President of The Salvation Army, a Georgia corporation, on behalf of said corporation.

This the _____ day of _____, 20____.

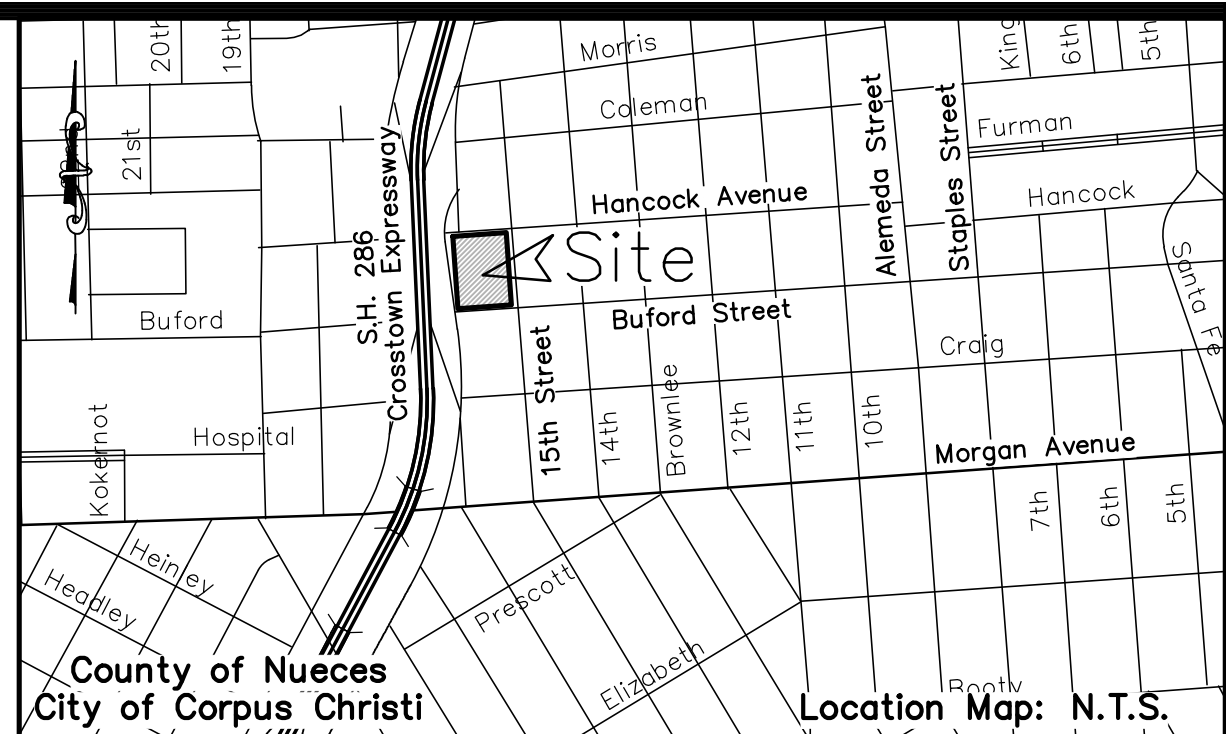
Notary Public in and for the State of Texas



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	20.00'	31.42'	N40°45'10"E	28.28'
C2	90°00'00"	20.00'	31.42'	S49°14'50"E	28.28'
C3	90°00'00"	20.00'	31.42'	S40°45'10"W	28.28'
C4	90°00'00"	20.00'	31.42'	N49°14'50"W	28.28'

Plat of
Bay View No. 3
Block 6, Lot 1R

being a Re-plat of Lots 1 through 16, Block 6, Bay View No. 3, a map of which is recorded in Volume A, Page 25, Map Records of Nueces County, Texas, together with that portion of a 15.00 Foot Wide Alley out of the said Block 6, closed by City Ordinance No. 030872, recorded in Document No. 2016023566, O.P.R.N.C.T.



State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the _____ day of _____, 20____.

Ratna Pottumuthu, P.E., LEED AP
Development Services Engineer

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the _____ day of _____, 20____.

William J. Green, P.E.
Interim Secretary

Eric Villarreal, PE, Chairman

State of Texas
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the ____ day of _____, 20____, with its certificate of authentication was filed for record in my office the ____ day of _____, 20____. At ____ O'clock ____M., and duly recorded the ____ day of _____, 20____, at ____ O'clock ____M., in said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20____

By: _____
Deputy

State of Texas
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _____, 20____.

James D. Carr, R.P.L.S.
Texas License No. 6458



Submitted: 8/23/17
SCALE: 1"=40'
JOB NO.: 43055.00.00
SHEET: 1 of 1
DRAWN BY: RLG