

DEL RAY PLACE SUBDIVISION, SECOND UNIT

Engineering Comments: Show Minimum Finished Floor Elevation on each lot on Plat. Also show the FFE on the plat for the existing buildings. There is to be no fill placed within the limits of the flood plain without providing compensation. An increase of 15' Drainage Easement required from top of existing ditch. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 4-lot, 7.5± acre subdivision which is located on the South side of Moot Avenue, 485'± West of McRae Avenue, in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer services.

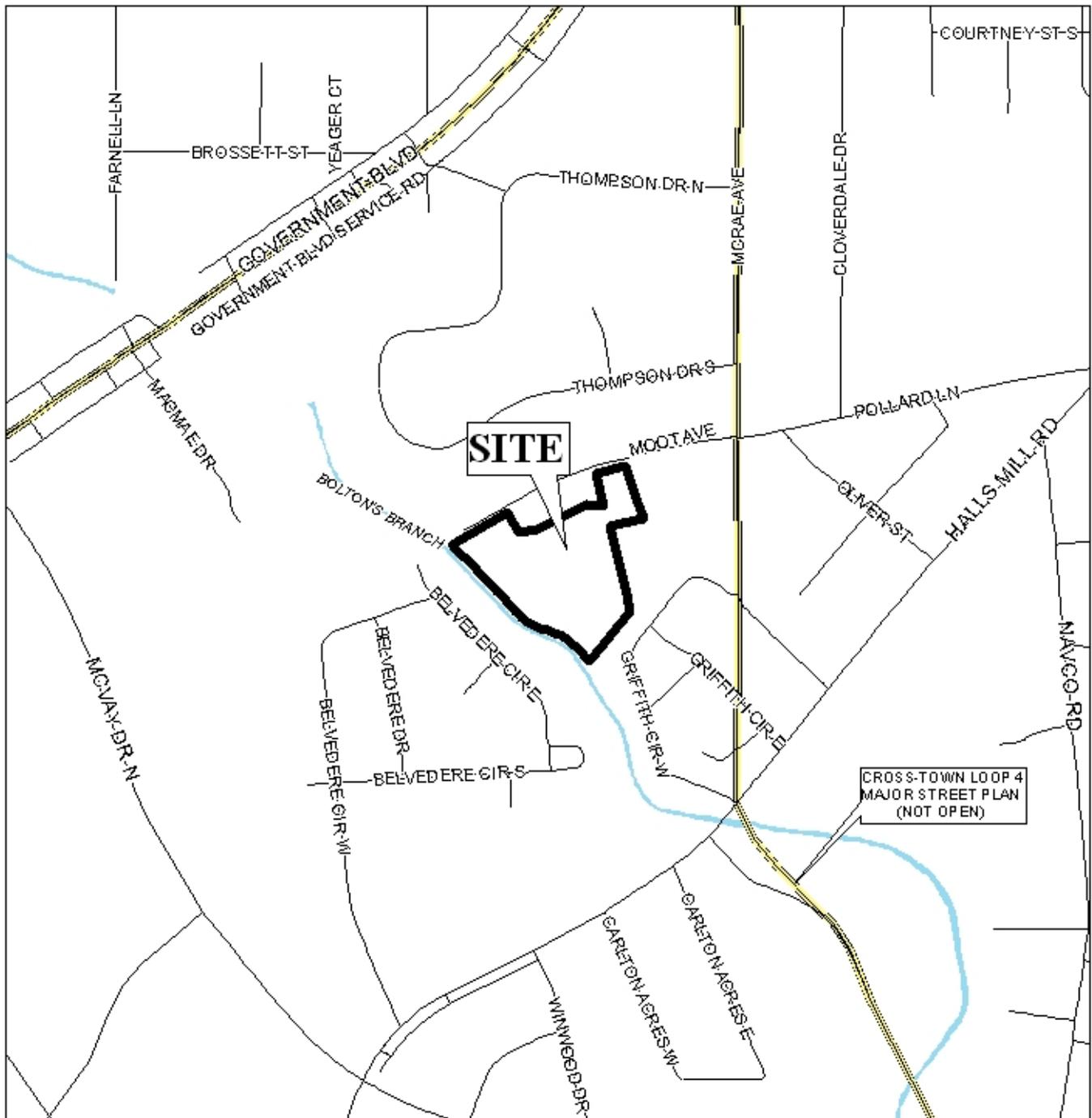
The purpose of this application is to create four legal lots of record from two metes-and-bounds parcels. Most of the subject site was recorded as "Future Second Unit" with the recording of Del Ray Place Subdivision, First Unit, in 1962, and is included *in toto*. Also included is a portion of a lot marked "Reserved" on the plat of Chevalierville Subdivision, recorded in 1943. The South and Eastern portions of that lot appear to have been parceled-off at various times and have changed ownership several times via deaths or direct sales; therefore, inclusion of those portions in this subdivision would be impracticable.

Lot 1 of this subdivision is the remaining portion of the "Reserved" lot of Chevalierville Subdivision. The other three lots are part of the "Future Second Unit" portion of Del Ray Place Subdivision, First Unit, and the "Future Development" portion is the remainder of the previous "Future Second Unit". All lots would have frontage on Moot Avenue, a dead-end street with a compliant 50' right-of-way, but with no cul-de-sac. Although dedication for width would not be required, as there is no likelihood of Moot Avenue being extended beyond Bolton's Branch, a cul-de-sac turn-around should be provided. Therefore, this application should be heldover to allow the applicant's engineer to revise the plat to provide a cul-de-sac at the West terminus of

Moot Avenue and make revisions to the design of Lots 2, 3 and 4 and the street stub to the “Future Development” area as impacted by the cul-de-sac.

Based on the preceding, this application is recommended for holdover to the meeting of November 4th to allow the applicant’s engineer to revise the plat to provide a cul-de-sac at the West end of Moot Avenue and make revisions to the design of Lots 2, 3 and 4 and the street stub to the “Future Development” area as impacted by the cul-de-sac. Revisions should be submitted no later than October 20th.

LOCATOR



APPLICATION NUMBER 14 DATE October 7, 2010

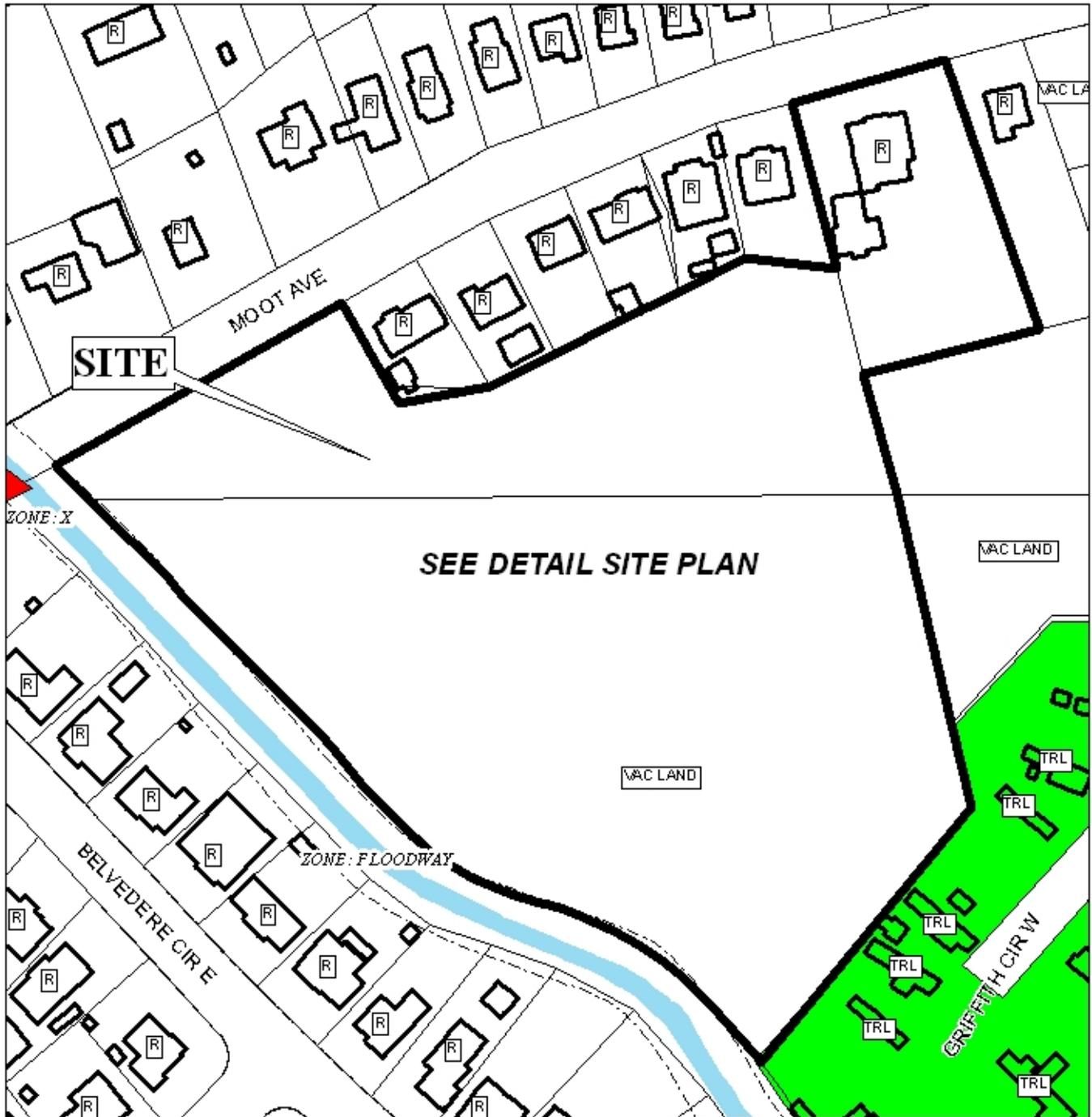
APPLICANT Del Ray Place Subdivison, Second Unit

REQUEST Subdivision



NTS

DEL RAY PLACE SUBDIVISION, SECOND UNIT



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LEGEND	R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
	[White Box]	[Yellow Box]	[Green Box]	[Cyan Box]	[Orange Box]	[Pink Box]	[Tan Box]	[Light Blue Box]	[Purple Box]	[Orange Box]	[Red Box]	[Brown Box]	[Blue Box]	[Light Blue Box]	[Grey Box]	[North Arrow]

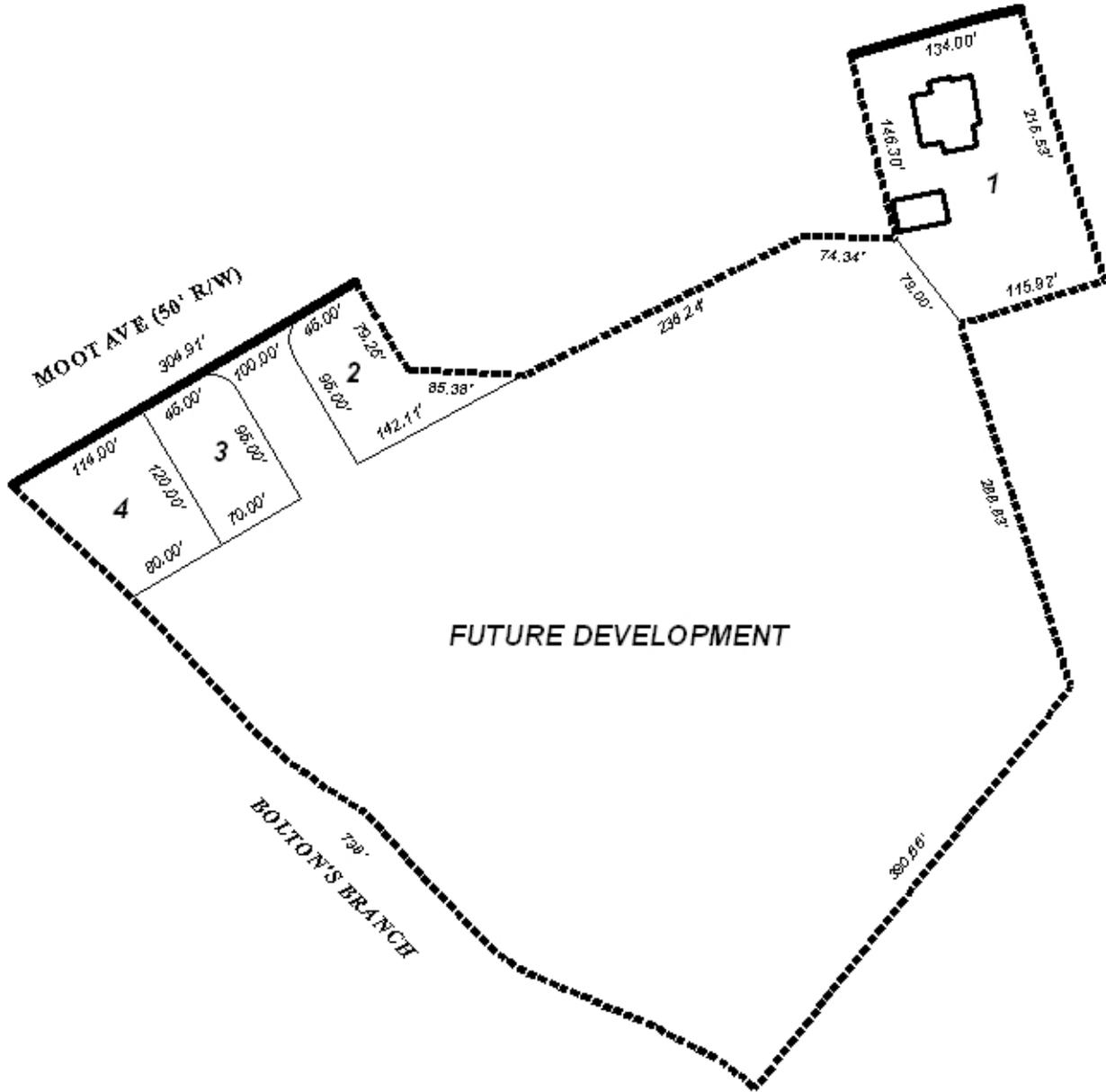
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DETAIL SITE PLAN



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