



City of Delray Beach

Development Services Engineering

T A C C O M M E N T S

TO: Kent Walia, Senior Planner **via email**

FROM: Patrick A. Figurella, PE, City Engineer

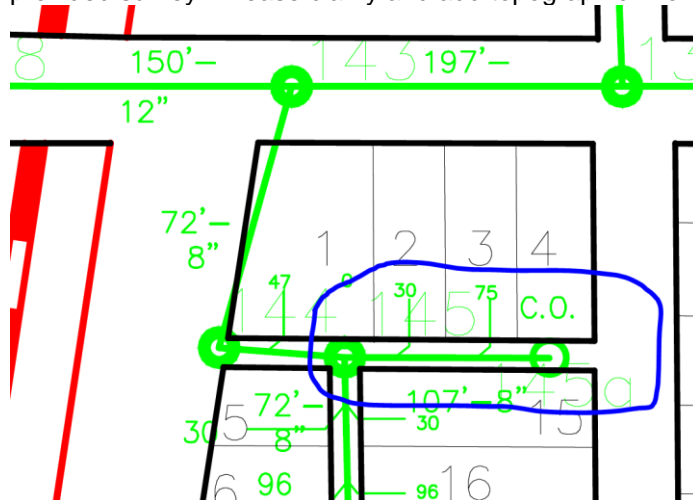
ISSUE DATE: June 17, 2019

PROJECT: 206 SE 3rd Avenue Alleyway Abandonment TAC ID-941

The subject plans have been reviewed for technical compliance with the City of Delray Beach Land Development Regulations and the Minimum Construction Standards and Specifications Details version 2014. All Preliminary Engineering Technical Comments must be addressed in order to obtain Engineering clearance for Site Plan Certification. Receipt of Site Plan Certification does not imply that the applicant has submitted a complete set of Construction Drawings. All Final Engineering Comments must be addressed in order to obtain Engineering clearance for a permit from the Building Permit Department. Once Site Plan Certification has been obtained, any remaining Final Engineering Comments will be reviewed as part of the Building Permit review process.

Preliminary Engineering Technical Comments:

1. Provide a response letter with a detailed description of how each of these comments has been addressed and reference plans sheet number for accurate review.
2. Provide copy of certified boundary and topographic survey meeting requirements of LDR Section 2.4.3 (A), (B) and (D). The City's Sewer Atlas identifies a sewer main in the alley that ends at a cleanout. Please find and show the cleanout. There are other features that need to be shown including but not limited to the city's sewer manhole just west of the proposed property line and the rest of the alley to the west and south. The lot lines on the atlas don't seem to line up with the provided survey. Please clarify and add topographic information.



3. An easement will need to be created for the existing utilities that will remain in the current alley right-of-way.
4. Signoffs must be received from the affected utility companies.
5. A proper Sketch and Description for the right-of-way abandonment area must be created that shows the area requested for abandonment and describes the boundary geographically. This will also be needed for the easement from Item 3 above.
6. The existing sewer main will need to be relocated in any future development plan and a new sanitary sewer manhole will need to be constructed and the future termination point of the sewer.
7. There are spelling and typographical errors in the legal description of the alleyway abandonment request "BLOCK 87 AND SOUTHOF" and "PLAT OFF LINN'S ADDITION".
8. Additional comments may follow after review of revised plans.