



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2015

Sivaporn Nimityongskul
4567 Airport Boulevard
Mobile, AL 36608

Re: 2354 & 2410 Eloong Drive
(East terminus of Eloong Drive).
Council District 3
SUB2015-00114 (Subdivision)
Inner Peace Subdivision
1 Lot / 6.72± Acres

Dear Applicant(s)/ Property Owner(s):

At its meeting on October 15, 2015, the Planning Commission considered the above referenced subdivision application.

The request is recommended for Holdover until the December 3, 2015 meeting, so that the following revisions can be made by November 2, 2015:

- 1) dedication to provide 30' from the centerline of Eloong Drive;
- 2) dedication of curb radii along Eloong Drive;
- 3) revision of the driveways to reflect a minimum width of 26' per Fire Department comments;
- 4) compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add a correct vicinity map. C. Add a north arrow. D. The Preliminary Subdivision Plan has numerous lines shown that do not seem to indicate existing or proposed lot or parcel lines. Please clarify and correct. E. Label all of the Lot(s) for the proposed subdivision. F. The legal description provided does not seem to coincide with the written bearings and distances provided on the map. Review and revise the*

written legal description and/or written bearings and distances. G. It is recommended to revise the Subdivision Name to include "Resubdivision of ..." to include the existing subdivision lots being resubdivided. H. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. I. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the Southwest and Northwest corners of the proposed subdivision where it is located within the existing roadway (Eloong Drive). J. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. K. Show and label each and every Right-Of-Way, easement, and exception. L. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. M. Provide the Surveyor's Certificate and Signature. N. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. O. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. P. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #90) the Lot(s) will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. Q. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. R. It is required that the applicant provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. S. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 5) *compliance with Traffic Engineering comments (Lot is limited to one curb cut to Eloong Drive, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Required parking spaces must be delineated with bumper stops if gravel surface is approved. The owner/developer is responsible for ADA accessibility, which should require asphalt/concrete surface for the designated space(s) and the path to the building with any future development.);*
- 6) *illustration of all trees 24" or larger on the site with species identified;*
- 7) *illustration of full compliance with tree planting and landscape area requirements;*
- 8) *depiction of trees making up proposed residential buffer to insure it complies with Section 64-4.D.1. of the Zoning Ordinance;*

Inner Peace Subdivision
October 19, 2015

- 9) depiction of the 25-foot minimum building setback line along all frontages;
and
- 10) provide square feet and acres of proposed lot size.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Frank A Dagley & Associates, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2015

Sivaporn Nimityongskul
4567 Airport Boulevard
Mobile, AL 36608

Re: 2354 & 2410 Eloong Drive
(East terminus of Eloong Drive).
Council District 3
ZON2015-02189 (Planned Unit Development)
Inner Peace Subdivision

Dear Applicant(s)/ Property Owner(s):

At its meeting on October 15, 2015, the Planning Commission considered for Planned Unit Development Approval to allow Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, the request was heldover until the December 3, 2015 meeting, so that the following revisions can be made by November 2, 2015:

- 1) dedication to provide 30' from the centerline of Eloong Drive;
- 2) dedication of curb radii along Eloong Drive;
- 3) provision of the floor plan of the proposed 2,400 square foot meditation facility with the occupancy loads provided (excluding hallways and bathrooms);
- 4) revision of the driveways to reflect a minimum width of 26' per Fire Department comments;
- 5) compliance with Engineering comments (*According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each lot. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land*

- disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 6) *compliance with Traffic Engineering comments (Lot is limited to one curb cut to Eloong Drive, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Required parking spaces must be delineated with bumper stops if gravel surface is approved. The owner/developer is responsible for ADA accessibility, which should require asphalt/concrete surface for the designated space(s) and the path to the building with any future development.);*
- 7) *compliance with Fire Department comments (Regarding Fire access Roads and fire water supplies the following apply. Other requirements not listed here may also apply. This is only some of the requirements of the City of Mobile fire code requirements, but it should be helpful in site planning. IFC 2012 SECTION 503 FIRE APPARATUS ACCESS ROADS 503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3. 507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. SECTION D101 GENERAL D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code. SECTION D102 REQUIRED ACCESS D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg). SECTION D103 MINIMUM SPECIFICATIONS D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure*

Inner Peace Subdivision PUD
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D103.1). D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.);


- 8) illustration of all trees 24" or larger on the site with species identified;
- 9) illustration of full compliance with tree planting and landscape area requirements;
- 10) depiction of vegetation making up proposed residential buffer to insure it complies with Section 64-4.D.1. of the Zoning Ordinance;
- 11) depiction of the 25-foot minimum building setback line along all frontages;
and
- 12) provide square feet and acres of proposed lot size.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.



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Sivaporn Nimityongskul
4567 Airport Boulevard
Mobile, AL 36608

Re: 2354 & 2410 Eloong Drive
(East terminus of Eloong Drive).
Council District 3
ZON2015-02190 (Planning Approval)
Inner Peace Subdivision

Dear Applicant(s)/ Property Owner(s):

At its meeting on October 15, 2015, the Planning Commission considered for Planning Approval to allow a meditation center in a R-1, Single-Family Residential District.

After discussion, the Planning Commission heldover this request until the December 3, 2015 meeting, so that the following revisions can be made by November 2, 2015:

- 1) dedication to provide 30' from the centerline of Eloong Drive;
- 2) dedication of curb radii along Eloong Drive;
- 3) provision of the floor plan of the proposed 2,400 square foot meditation facility with the occupancy loads provided (excluding hallways and bathrooms);
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portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. SECTION D101 GENERAL D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code. SECTION D102 REQUIRED ACCESS D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg). SECTION D103 MINIMUM SPECIFICATIONS D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.);

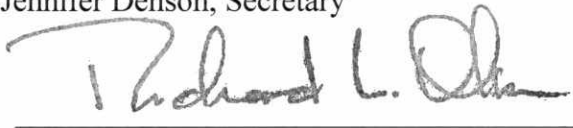
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