

JOHNNY'S RV PARK SUBDIVISION

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. Label the existing parcels listed in the written legal description.
- C. Clarify or correct the written legal description to include the resubdivision of Farm 55.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #92) 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.
- F. 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.
- G. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- H. Remove the County Engineer's signature block from the Plat. As you know the County Engineer no longer signs plats within the municipal limits of the City of Mobile.
- I. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Each lot is limited to one curb cut to Middle Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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 within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).

The plat illustrates the proposed 11.8± acre, 2-lot subdivision which is located on the East side of Middle Road, 400'± North of Plantation Road, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create two legal lots of record from three legal lots of record and a single metes-and-bounds parcel. Two of the lots included in the current application were approved at the Planning Commission's December 21, 2006 meeting when the site was in the Planning Jurisdiction.

The site has frontage onto Middle Road, a minor street with asphalt wing curb and gutter. Middle Road is illustrated as having a compliant, existing 50' right-of-way, making no dedications necessary.

The 25-foot minimum building setback line, required in Section V.D.9. of the Subdivision Regulations, is shown on the preliminary plat, and should be retained on the Final Plat, if approved.

The proposed Lot 1 appears to be occupied by an RV repair facility, with a small area used as an RV park, although there is no business license history for its operation. The proposed subdivision will result in the proposed Lot 1 being occupied by multiple buildings; therefore a Planned Unit Development application should be submitted. Based on aerial photos of the site, it also appears that the RV facility has aggregate surfacing, and may extend onto a portion of an adjacent lot not owned by the applicant. If the RV facility does extend onto adjacent property, the Subdivision application should be revised to include the entire RV facility, with any additional mailing labels and fees required. It should also be noted that an RV facility typically requires Planning Approval in a B-3, Community Business District; therefore a Planning Approval application should be submitted if the existing RV park portion is to be expanded or continued in use.

The proposed Lot 2 is currently occupied by a single-family dwelling and three mobile homes for 25 years or more according to non-conforming documentation on file with the Planning & Zoning Department from 2013.

The proposed lot sizes are provided in square feet and acres, and meet the minimum required lot size of 7,200 square feet in Section V.D.2. of the Subdivision Regulations. If approved, this information should be retained on the Final Plat.

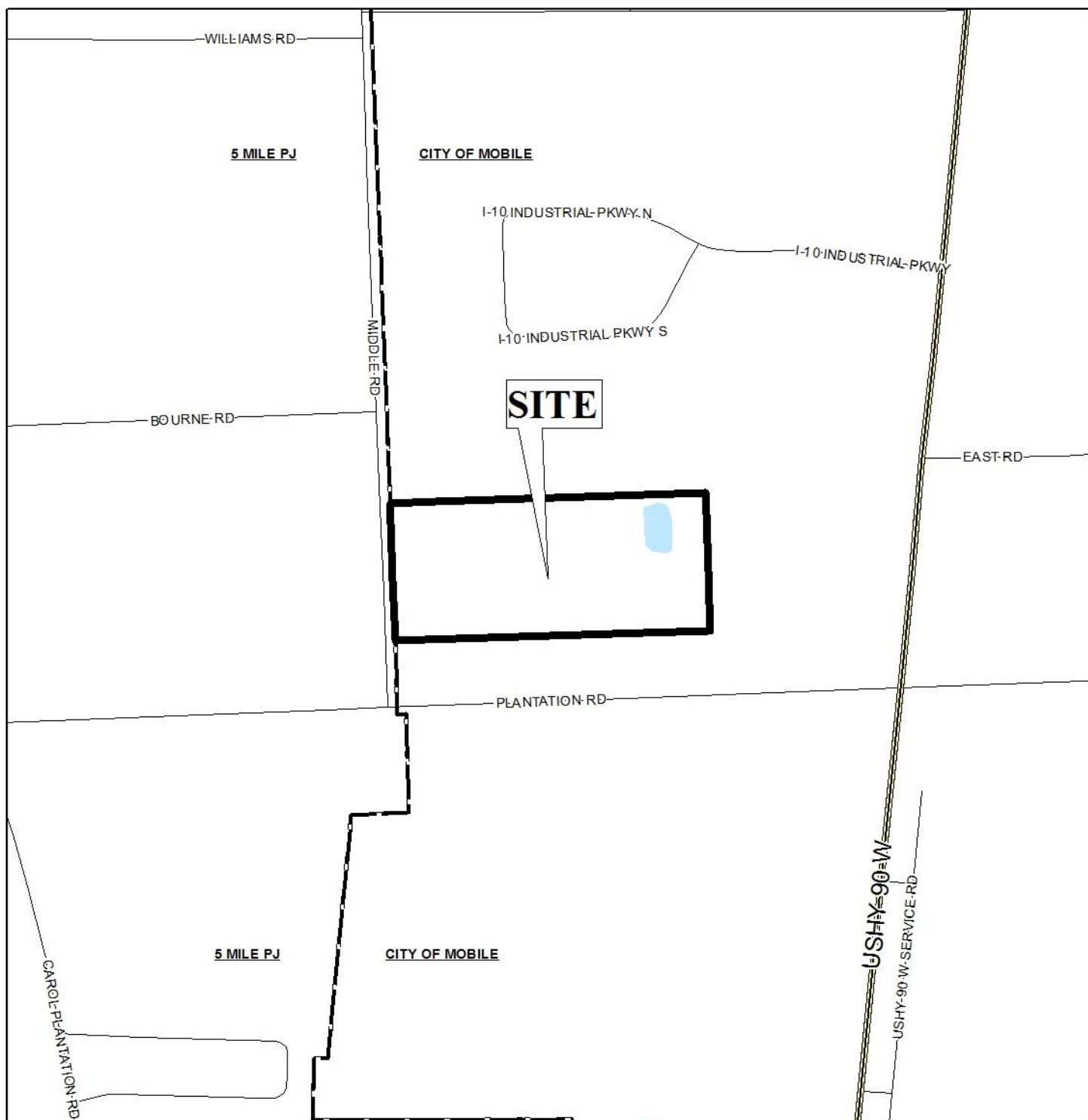
As a means of access management, both lots should each be limited to one curb-cut each to Middle Road, with driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Based upon the preceding, the application is recommended for Holdover to the March 17th meeting, with revisions due by February 26th to address the following:

- 1) revision of the Subdivision application to include all property the RV facility occupies with additional mailing labels and fees as appropriate;

- 2) submittal of a Planned Unit Development application due to multiple buildings and cross property access; and
- 3) submittal of a Planning Approval application, if the existing RV park aspect is to be expanded or continued.

LOCATOR MAP



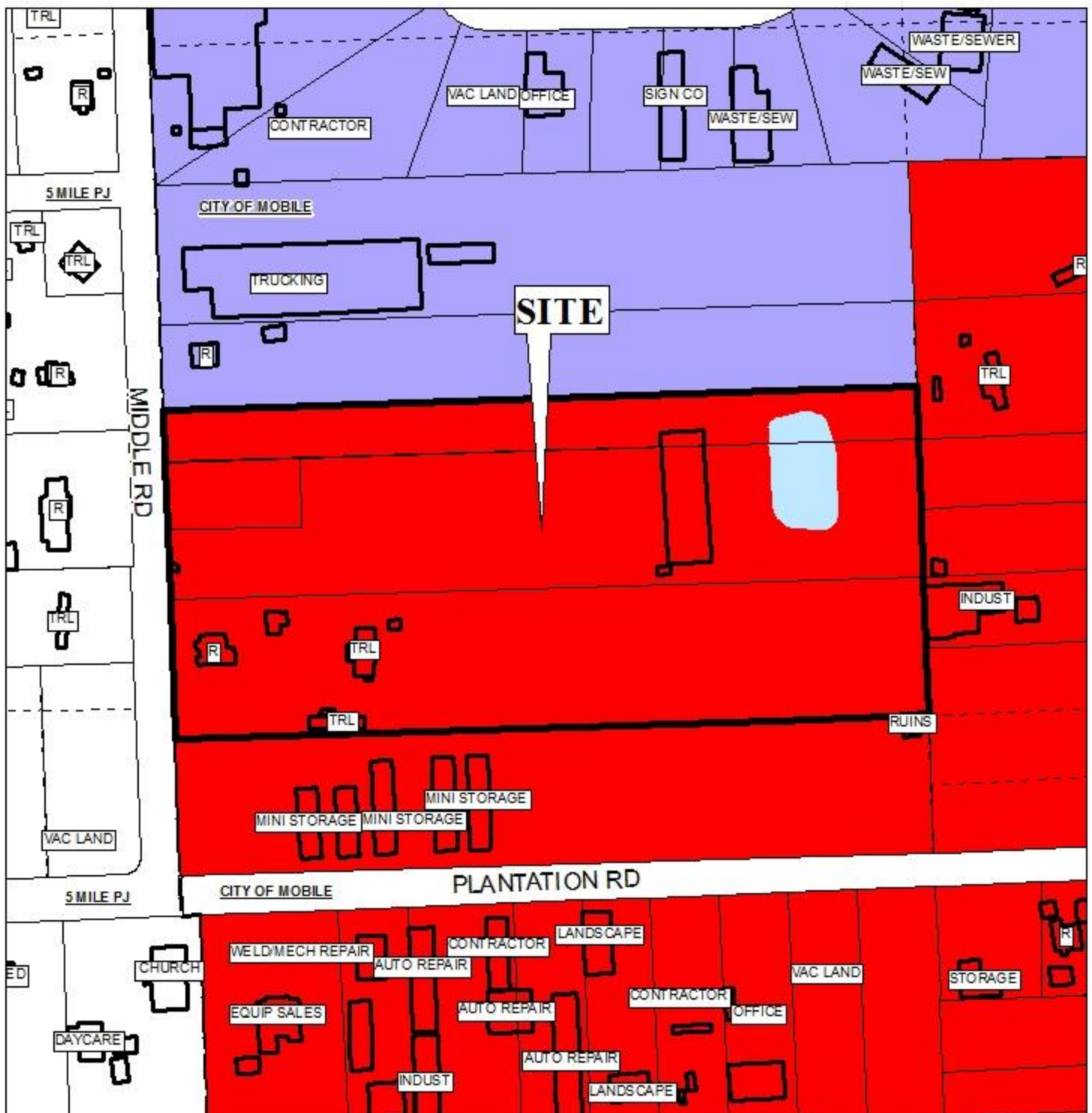
APPLICATION NUMBER 11 DATE February 18, 2016

APPLICANT Johnny's RV Park Subdivision

REQUEST Subdivision



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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



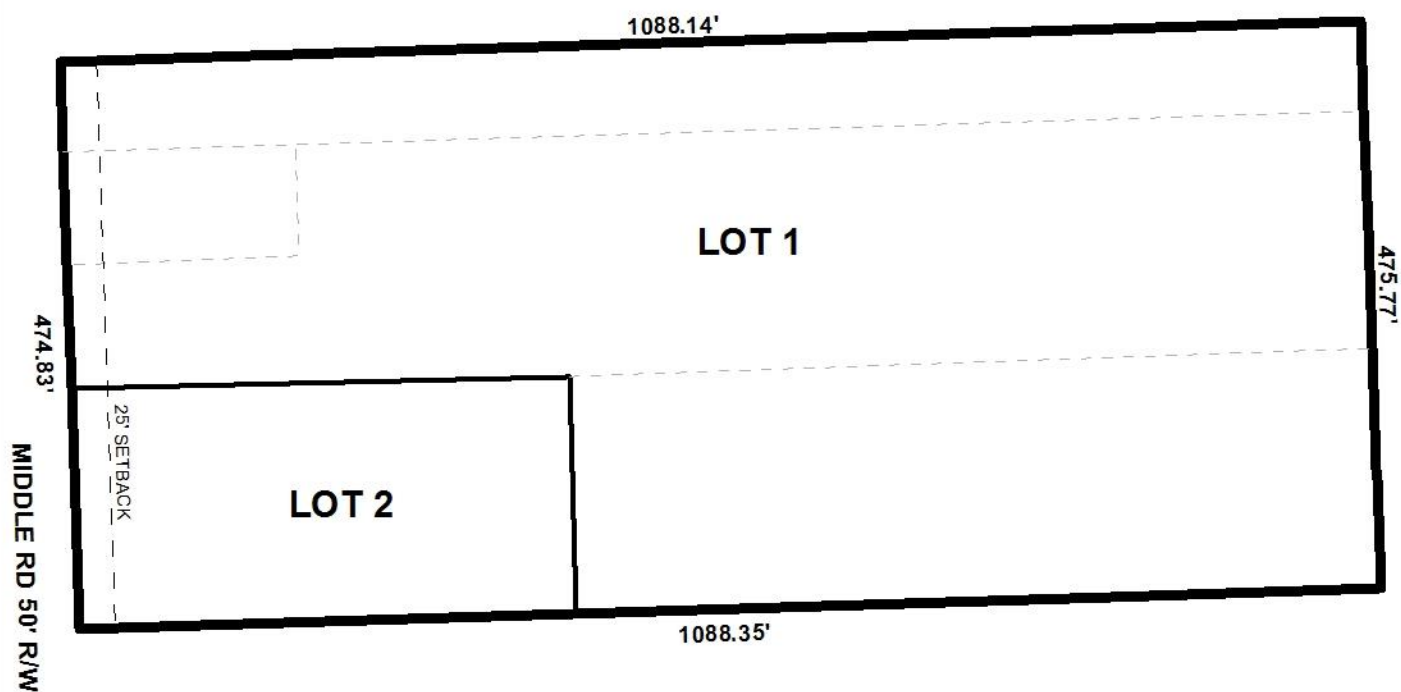
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DETAIL SITE PLAN



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