

January 23, 2025



Mr. Greg Cochran  
Irondale Building Inspections  
1801 Crestwood Blvd  
Irondale, AL 35210

SUBJECT: Pepper Place Mobile Home Park – Preliminary Layout Review

CC: Mayor James Stewart  
Ms. Leigh Allison  
Mr. Frank Pennington, Irondale Public Works  
Ms. Kelly Womack, Irondale Building Inspections  
Mr. Charles Holliday, Irondale Fire Department  
Mr. Butch Jerrolds, Zoning Consultant  
Ms. Mary Peppers, National Tree Service, Owner

Sain Associates has reviewed a preliminary layout for a proposed mobile home park. The Irondale Fire Department, Building Inspections, the owner and Sain met on January 21<sup>st</sup> to discuss comments on the initial layout plan and anticipated approvals needed for the project. We have the following comments on the project. Please note that additional comments may be generated in later reviews.

1. This is zoned R-5-B Mobile home park zone, which permits mobile homes for rental purposes. There was some discussion about possibly having areas with commercial mini-storage units and recreational vehicle parking. This would require rezoning to districts that allow those specific uses. It should be confirmed with the City whether the mini-storage units conflict with the moratorium on mini-storage.
2. Special Use approval is required: layout plans of proposed mobile home parks shall be prepared and submitted to the office of the city clerk for review and approval by the planning and zoning commission prior to construction. A description of the site location, with regards to highways and public or private streets shall accompany the layout plans. Please refer to the preliminary plat checklist in the subdivision regulations as a basis for what to include for this submittal. Some items pertaining specifically to subdivision may not apply.
3. The potential RV park use would also require Special Use approval.
4. We understand that the streets would be private drives and not public right-of-way. The plans should note this.
5. A 96' diameter cul-de-sac is typically required for fire truck access. These appear to be about 80'.
6. Streets must meet the subdivision regulation standards for residential streets. This includes the access through the northern lot adjacent to Alton Road. The roadway shall be contained within an ingress/egress easement through the northern parcel.
7. The fire department requires a secondary access or, alternatively, sprinklering the mobile homes. Please coordinate with the fire department concerning fire protection, including the location of fire hydrants.
8. There was some discussion about potentially connecting the roadways for this mobile home park to the existing mobile home park west of this site, providing a secondary access. If this is pursued, we will require secondary access paths through the neighboring property to be in a delineated easement and approved by the adjacent property owner. It will need to be verified that the secondary access is suitable for the firetruck loads and width.
9. A landscaping plan by a licensed landscape architect and a lighting plan will be required.



10. The 35' buffer strip shall be provided to the north. The buffer requirements may change depending on the rezoning to allow different uses at the northern parcel.
11. An ADEM NPDES permit will be required for this project.
12. Stormwater management needs to be provided complying with the current ordinances. Post-development peak discharge rates must be less than or equal to those of pre-development for the 2 through 25-year 24-hour storm events. Water quality treatment must be provided for the 1.1" rainfall depth across the site's additional impervious areas. Any detention/retention ponds must be able to safely convey the 100-year storm.
13. There appears to be an existing crossing over a jurisdictional feature. If this crossing has to be expanded for the 32' road, or if any additional crossings are proposed, an USACE permit will be required.
14. Due to the blue-line streams present in USGS maps of this site, it is recommended that a preliminary wetland assessment is obtained if the proposed work encroaches into any natural drains and/or close to the streams.
15. Alton Road appears to be maintained and permitted by the City of Birmingham. Their approval will be required for the proposed/revised access or confirmation that it would not be in their jurisdiction.

If you have any questions, feel free to call me.

Respectfully,

Ryan Medley, PE  
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