

MOBILE TREE COMMISSION

September 21, 2021

MTC-082464-2021

55 Batre Lane

Clear Trees in Right-of-Way to allow development of the property.

Council District 7

Applicant: Aubrey Bishop

Property Owner: Aubrey and Breanne Bishop, IV

Historic District: Not applicable

Tree Location(s): Right-of-way along Batre Lane

Species and Size: Trees in ROW

- 17in magnolia
- 2 ~6in magnolia (volunteers under the 17in tree)
- 1 multi-trunk camphor 8in (largest leader)
- 1 6in water oak
- 1 12in magnolia
- 1 6in magnolia (volunteers under the 6in tree)
- 1 5in water oak

Reason for removal:

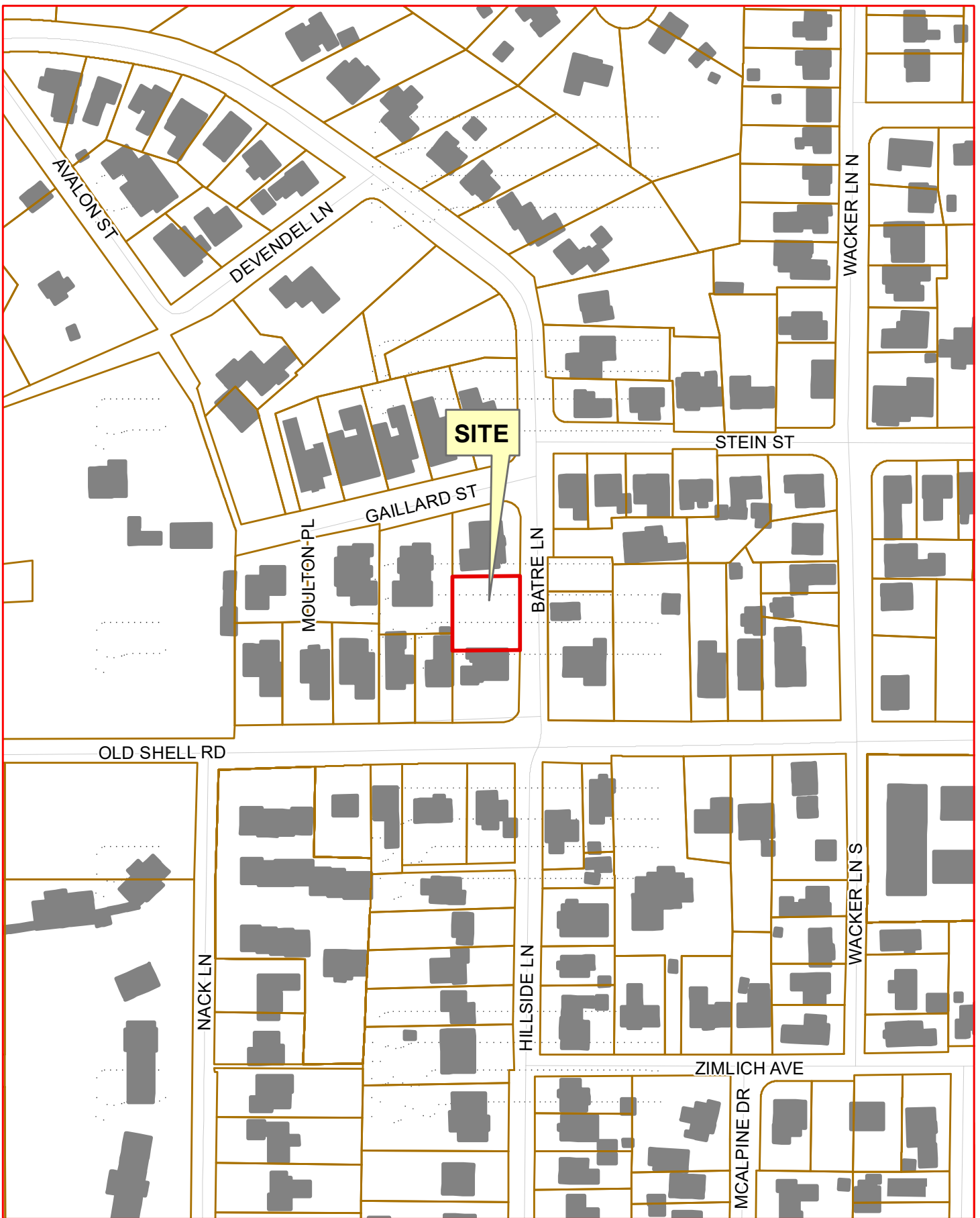
To allow development of the property (current vacant and undeveloped).

Urban Forestry Comments:

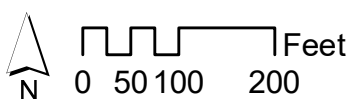
Removal request recommended for approval.

Recommendation:

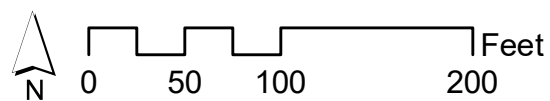
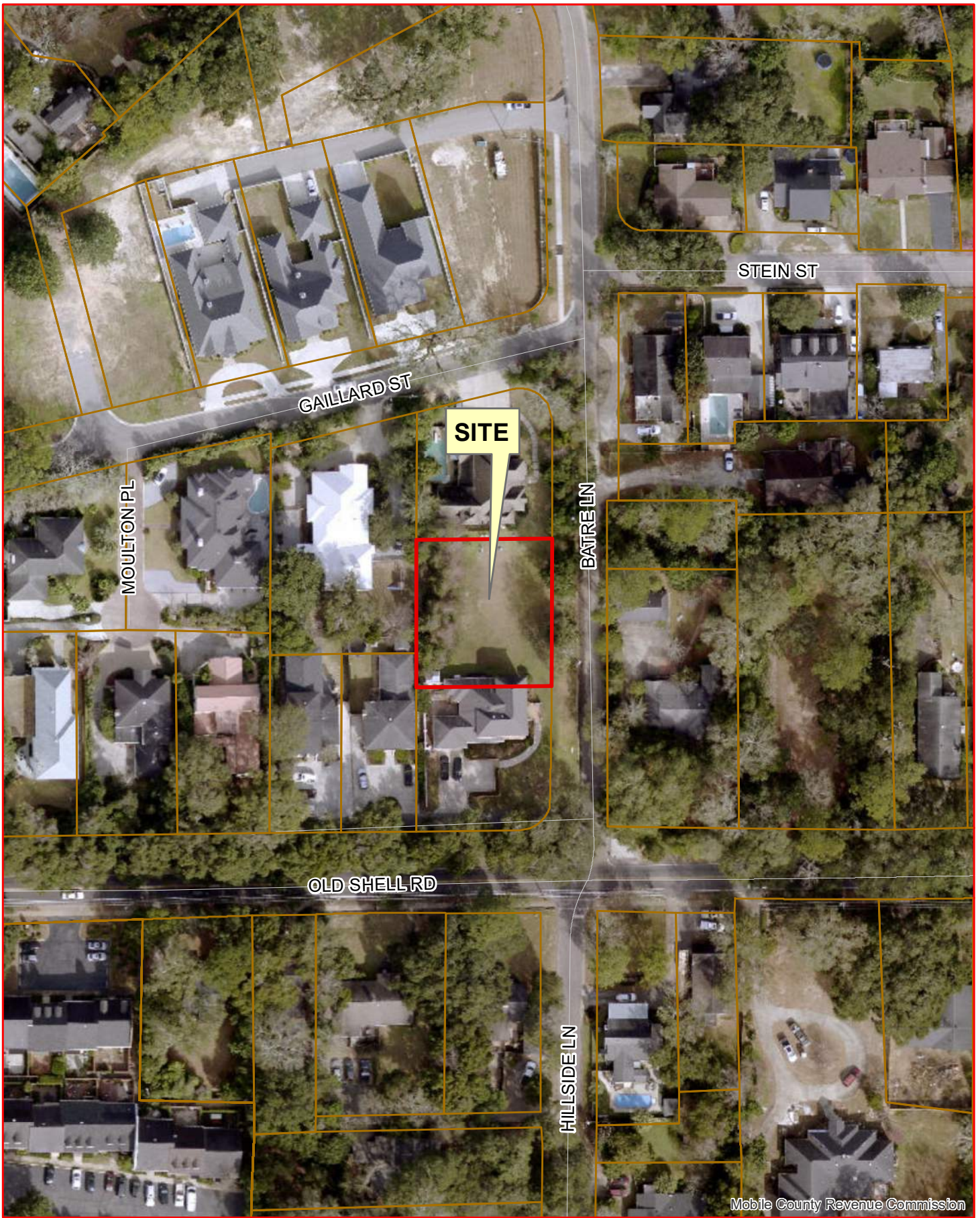
Urban Forestry recommends Approval.



Agenda #2: 55 Batre Lane



Mobile Tree Commission

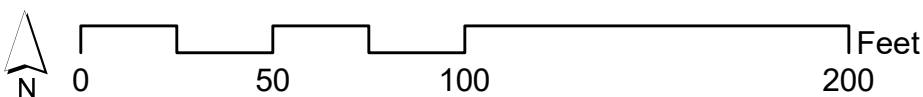


Agenda #2: 55 Batre Lane

Mobile Tree Commission



Agenda #2: 55 Batre Lane

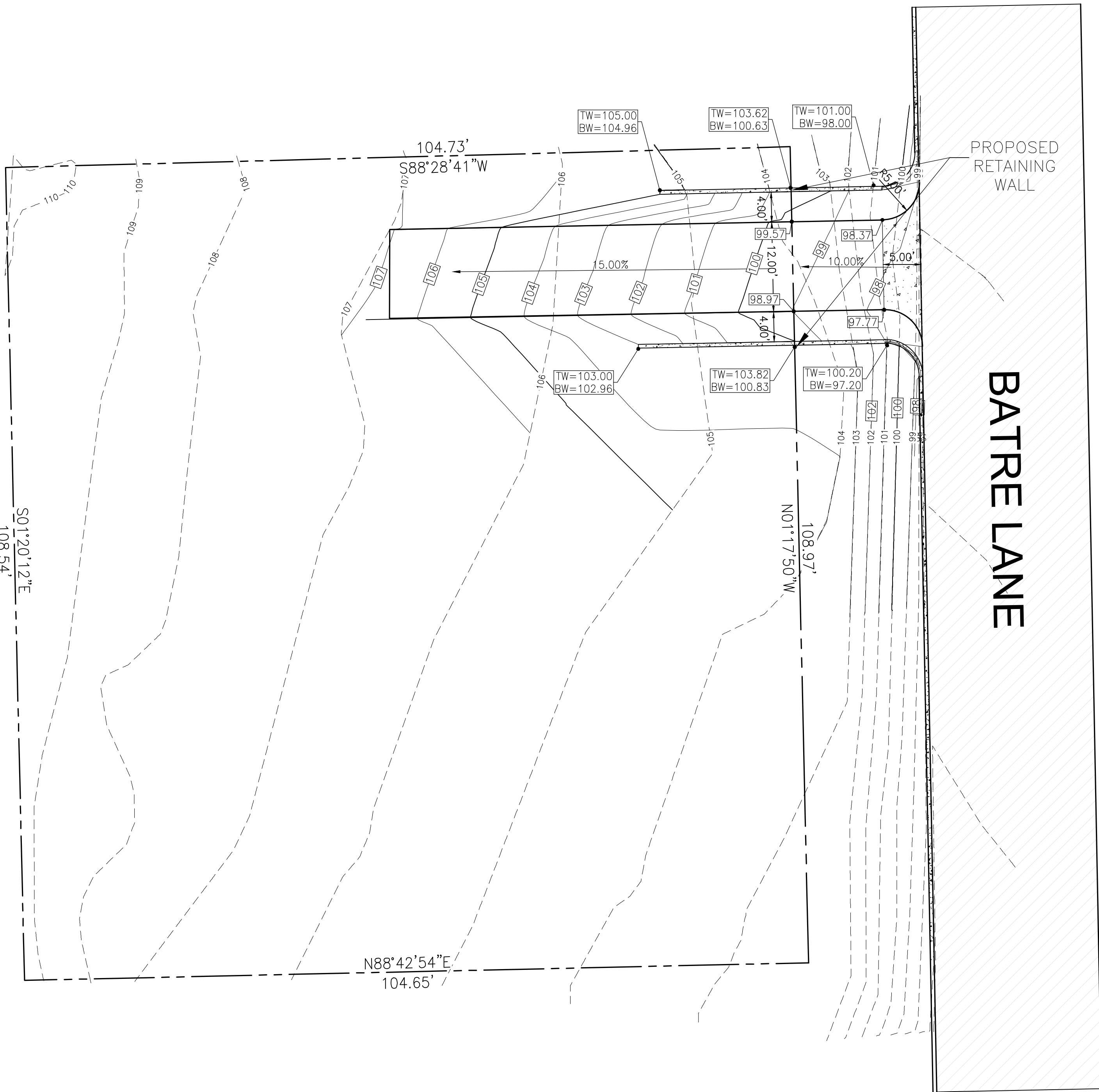


Mobile Tree Commission





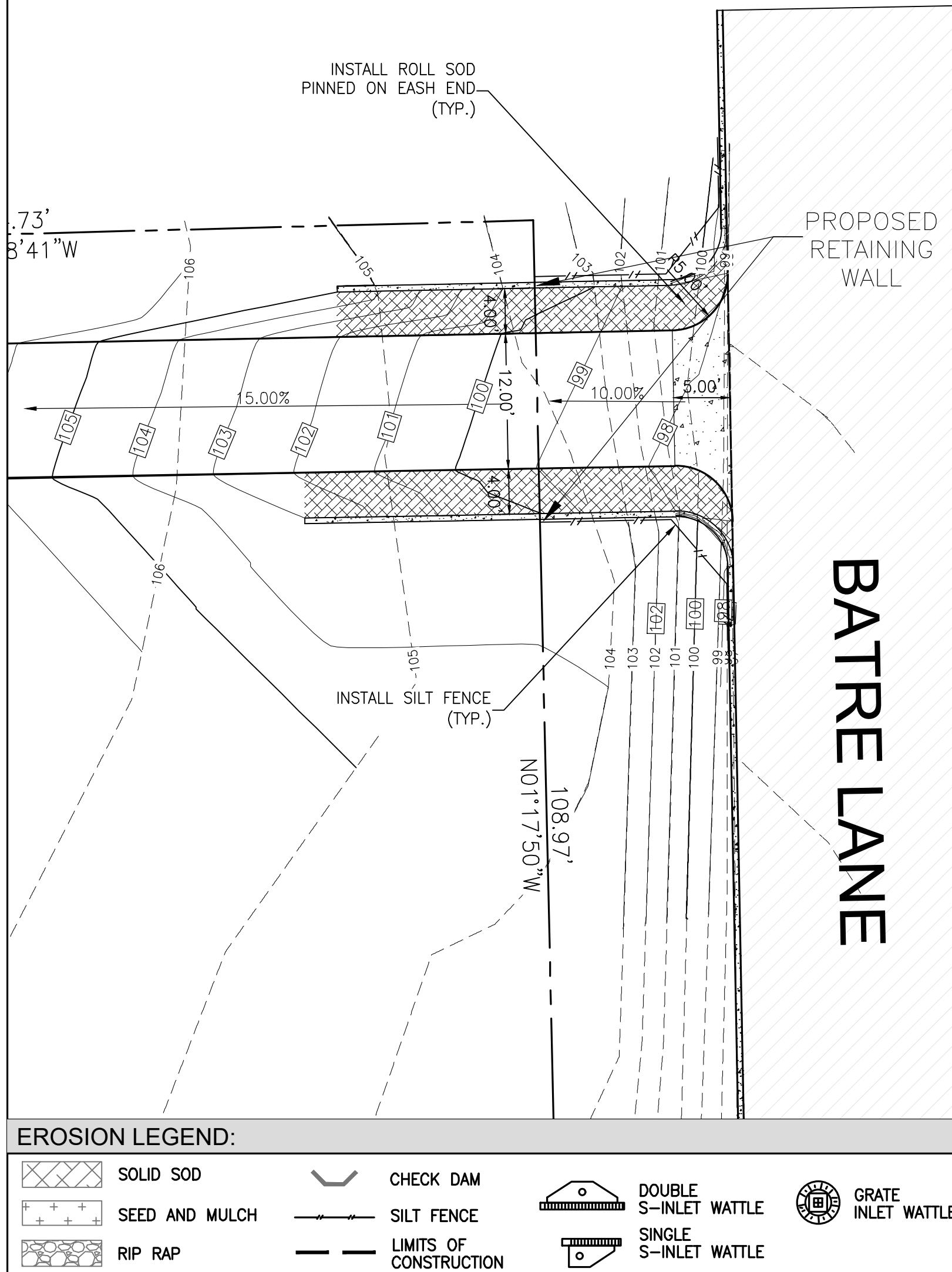
SITE AND GRADING PLAN:

SCALE
1"=10'

CITY OF MOBILE RIGHT OF WAY NOTES:

- THE CITY OF MOBILE ENGINEERING INSPECTOR IS TO BE NOTIFIED TWENTY-FOUR HOURS PRIOR TO ANY ACTIVITY WITHIN THE RIGHT OF WAY. THE PRIOR NOTICE APPLIES TO ALL ACTIVITY WITHIN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO TRENCHING, BORING, CONCRETE PLACEMENT (SIDEWALK, DRIVEWAY, AND ANY OTHER CONCRETE PLACEMENT). AN INSPECTOR BY THE CITY OF MOBILE ENGINEERING INSPECTOR IS REQUIRED PRIOR TO ANY CONCRETE PLACEMENT.
- THE CITY ENGINEERING INSPECTOR FOR THIS PROJECT IS: MARK NELSON (251) 348-9983, mark.nelson@cityofmobile.org
- ALL WORK WITHIN THE CITY OF MOBILE RIGHT OF WAY MUST COMPLY WITH THE "MOBILE RIGHTS OF WAY CONSTRUCTION AND ADMINISTRATION ORDINANCE". A COPY OF THE ORDINANCE MAY BE FOUND AT <http://cityofmobile.org>. ONLINE SERVICES, FORMS AND APPLICATIONS, ENGINEERING, RIGHTS OF WAY CONSTRUCTION AND ADMINISTRATION ORDINANCE.
- ALL WORK SHALL BE IN COMPLIANCE WITH THE STORM WATER DRAINAGE ORDINANCE AND FLOOD PLAIN MANAGEMENT PLAN OF THE CITY OF MOBILE, ALABAMA, INCLUDING BUT NOT LIMITED TO:
 - DO NOT ALTER THE NATURAL DRAINAGE FLOW PATTERN IN THE AREA OF WORK.
 - DO NOT DIVERT STORM WATER ONTO ADJACENT PROPERTY OR INCREASE THE AMOUNT OF NATURAL DRAINAGE FLOW ONTO ADJACENT PROPERTY OWNER OR PREVENT THE NATURAL FLOW OF WATER IN THE AREA OF WORK.
 - DO NOT FILL WETLANDS WITHOUT A PERMIT FROM THE US ARMY CORPS OF ENGINEERS.
- ANY WORK IN THE FLOOD PLAIN IS IN COMPLIANCE WITH ALL THE REQUIREMENTS OF DIVISION 2, FLOOD PLAIN REQUIREMENTS OF CITY OF MOBILE, ALABAMA STORM WATER DRAINAGE ORDINANCE.
- ANY DAMAGE TO ANY CITY OF MOBILE FACILITY OR DRAINAGE STRUCTURE, DITCH, ETC. SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR TO THE CITY OF MOBILE STANDARDS AT NO COST TO THE CITY OF MOBILE. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO NOTIFY THE CITY OF MOBILE IMMEDIATELY IF ANY DAMAGE OCCURS. JESSE YAWN SHOULD BE NOTIFIED AT (251) 208-7145 IN THE CITY OF MOBILE RIGHT OF WAY DEPARTMENT.
- ANY EXCESS SOIL FROM A HAND HOLE OR ANY EXCAVATION FOR PITS, ETC. SHALL BE REMOVED FROM THE RIGHT OF WAY (NOT LEFT IN THE RIGHT OF WAY).
- THE INSTALLATION OF AN IRRIGATION SYSTEM WITHIN THE CITY OF MOBILE RIGHT OF WAY WILL REQUIRE THE APPROVAL OF AN IRRIGATION PLAN AND A CITY OF MOBILE RIGHT OF WAY PERMIT.
- ALL DISTURBED AREAS OF THE RIGHT OF WAY TO BE SOLID SODDED AND EXISTING BARE AREAS MAY REQUIRE SOD. EXISTING VEGETATION MAY REQUIRE REMOVAL AND PLACEMENT OF SOD DEPENDING ON ITS CONDITION. THE SOD IS REQUIRED TO BE INSTALLED FLUSH WITH THE TOP OF THE SIDEWALK.
- ALL STORM DRAIN PIPE INSTALLED IN THE CITY OF MOBILE RIGHT OF WAY, CITY OF MOBILE EASEMENT, OR CARRYING PUBLIC STORMWATER ARE TO HAVE THE JOINTS WRAPPED WITH FILTER FABRIC, ARE REQUIRED NOT TO HAVE ANY LIFTING HOLES (FILLING THE LIFTING HOLES IS NOT ALLOWED), SHALL BE A MINIMUM OF 15 INCH IN DIAMETER, AND SHALL BE REINFORCED CONCRETE PIPE (RCP). THE CONTRACTOR NEEDS TO NOTIFY THE PIPE MANUFACTURER AHEAD OF TIME THAT THE PROJECT IS WITHIN THE CITY OF MOBILE RIGHT OF WAY. THE CITY OF MOBILE REQUIRES A MINIMUM OF THIRTY-SIX INCH SEPARATION BETWEEN ANY PIPE/STRUCTURE AND A CITY OF MOBILE STORM DRAINPIPE. PROVIDE A CROSS-SECTION RELATIVE TO ALL PROPOSED PIPE INSTALLATIONS THAT ARE ADJACENT TO A STORM DRAINPIPE(S) WITHIN THE CITY OF MOBILE RIGHT OF WAY. THE CROSS-SECTION WILL NOT BE REQUIRED IF THE PIPE IS INSTALLED BY A UTILITY COMPANY AND NOT THE PROJECT'S CONTRACTOR.
- ALL SIDEWALK CONSTRUCTION MUST COMPLY WITH CITY OF MOBILE CITY ENGINEERING STANDARD DRAWING 12, "CONCRETE SIDEWALK DETAILS". REFER TO THE STANDARD DRAWING DETAILS INCLUDED IN THE PLAN.
- ANY SIDEWALK PANELS WHICH ARE CRACKED, HAVE BEEN SHOWN CREATING A TRIPPING HAZARD, OR THOSE WHICH HAVE BEEN WORN TO THE EXTENT THAT THEY CREATE A SLIPPING HAZARD, ARE REQUIRED TO BE REPLACED. THE DETERMINATION OF THE CONDITION IS ULTIMATELY THE DECISION OF THE CITY.
- AN ADA COMPLIANT TRUNCATED DOME PANEL WILL BE REQUIRED ON THE SIDEWALK AT EACH SIDE OF THE DRIVEWAY. THE TRUNCATED DOME PANEL MUST BE A POLYMER COMPOSITE TRUNCATED DOME PANEL THAT MEETS THE REQUIREMENTS STATED IN THE CITY ENGINEERING TYPICAL HANDCAP CURB RAMP STANDARD DRAWING SEVEN.
- THE FINAL RESURFACING LIMITS SHALL BE AT THE DISCRETION OF THE CITY ENGINEER, TO BE DETERMINED AT A FIELD INSPECTION/SITE VISIT UPON COMPLETION OF THE INSTALLATION OF ALL PERMITTED INFRASTRUCTURE/FACILITIES, PRIOR TO THE CONTRACTOR BEGINNING PAVING.
- A VIDEO SHALL BE SUBMITTED TO THE CITY SHOWING THE UNDERGROUND DETENTION SYSTEM PIPES, THE PIPE FROM THE OUTLETS STRUCTURES TO THE CITY DRAINAGE SYSTEM, AND THE PIPE CARRYING PUBLIC WATER. THE PIPE MUST BE VIDEOED AFTER THE PROJECTS COMPLETION, BUT PRIOR TO THE REQUEST FOR A CERTIFICATE OF OCCUPANCY. SUBMIT THE VIDEO TO THE CITY OF MOBILE WITH THE ENGINEER'S AS-BUILT CERTIFICATION PACKAGE. THE VIDEO NEEDS TO BE REVIEWED BY THE PROJECT ENGINEER BEFORE BEING SUBMITTED TO THE CITY. EACH JOINT NEEDS TO BE PANNED LEFT AND RIGHT AS WELL AS ANY DEFICIENCIES BEING WELL DOCUMENTED VIA VIDEOGRAPHY, INCLUDING A WRITTEN REPORT.
- PROVIDE THE LENGTH OF THE ALL PROPOSED FIBER OPTIC CABLE, COAXIAL CABLE, CONDUIT, STORM DRAINPIPE, WATER LINE, SANITARY SEWER LINE, DUCT BANKS, POWER LINES, AND/OR ANY ADDITIONAL BORING, TRENCHING, OR EXCAVATION ACTIVITIES WITHIN THE CITY OF MOBILE RIGHT OF WAY. IF THE CONSTRUCTION INVOLVES OPEN CUTS TO THE RIGHT OF WAY, PROVIDE THE WIDTH AND DEPTH AND CLEARLY SHOW THE LIMITS ON THE PLANS.
- IF THE PERMIT HOLDER IS NOT A CURRENT FRANCHISEE WITH THE CITY OF MOBILE, A BOND WILL BE REQUIRED FOR ALL WORK THAT IS PERFORMED WITHIN THE CITY OF MOBILE RIGHT OF WAY. THE BOND AMOUNT SHOULD BE BASED UPON THE TOTAL COST OF THE PROJECT (PORTION WITHIN THE CITY OF MOBILE RIGHT OF WAY).

EROSION CONTROL PLAN:

SCALE
1"=10'

EROSION LEGEND:

- | | | | | | | | |
|--|----------------|--|------------------------|--|-----------------------|--|--------------------|
| | SOLID SOD | | CHECK DAM | | DOUBLE S-INLET WATTLE | | GRATE INLET WATTLE |
| | SEED AND MULCH | | SILT FENCE | | SINGLE S-INLET WATTLE | | |
| | RIP RAP | | LIMITS OF CONSTRUCTION | | | | |

URBAN FORESTRY NOTES:

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 2015-116 AND CITY CODE CHAPTERS 57 AND 64).

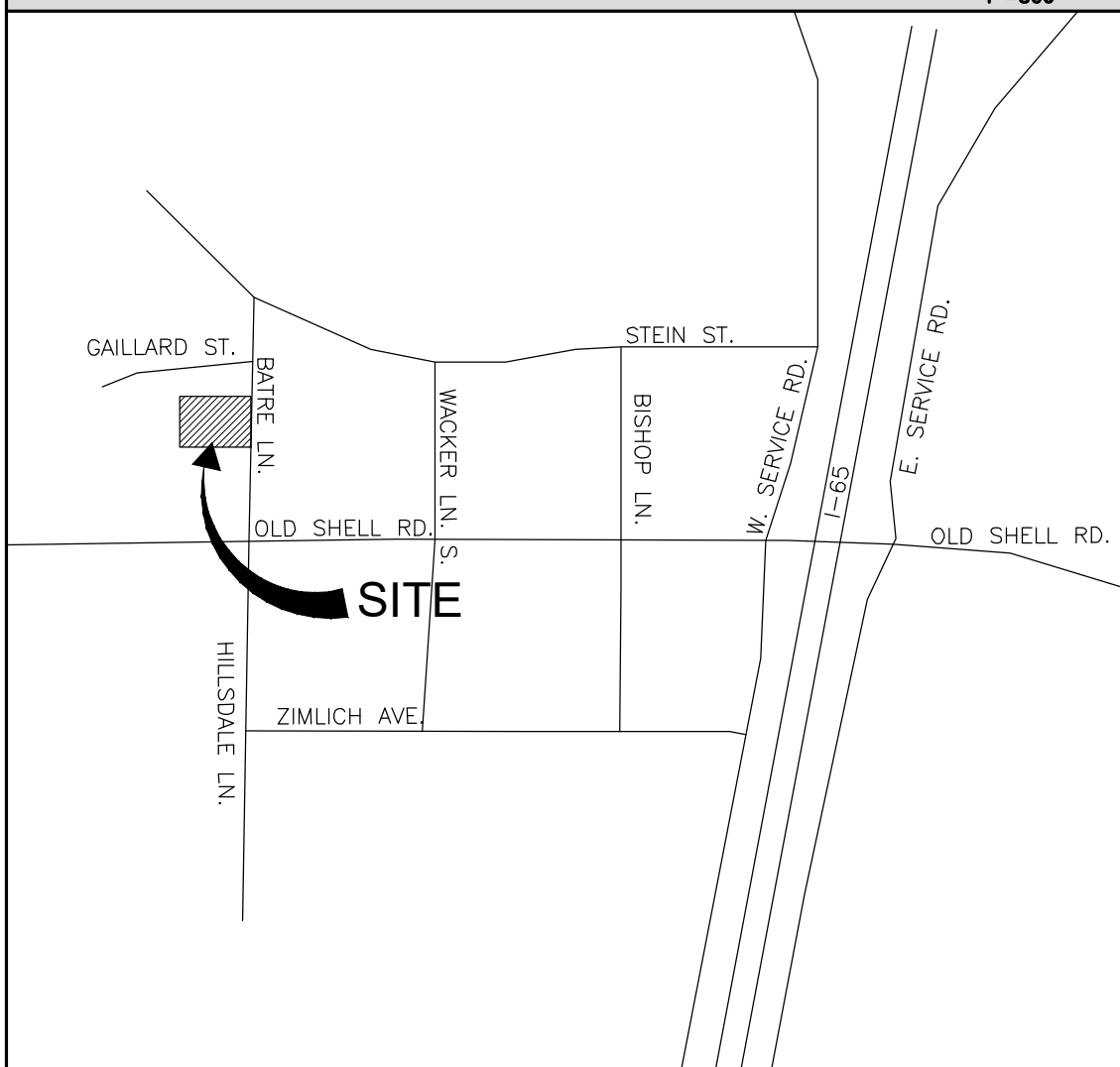
LIDAR NOTE:

THIS IS NOT A TOPOGRAPHICAL SURVEY AND AN ASSUMED BENCHMARK IS PROVIDED FOR REFERENCE ONLY. EXISTING SURFACE IS BASED ON LIDAR IMAGES BY OTHERS.

CITY OF MOBILE EROSION CONTROL NOTES:

- CITY OF MOBILE 10 DAY RULE APPLIES TO THIS PROJECT. NPDES CONSTRUCTION GENERAL PERMIT, PART III, B, REQUIRES MEASURES TO BE IMPLEMENTED ON ALL AREAS NOT UNDERGOING ACTIVE DISTURBANCE OR ACTIVE CONSTRUCTION AND PROGRESSIVE CONSTRUCTION FOR LONGER THAN 10 DAYS TO PREVENT/MINIMIZE EROSION AND ENSURE TIMELY TEMPORARY VEGETATIVE COVER, AND PERMANENT VEGETATION OR COVER OF ALL DISTURBED AREAS WHEN DISTURBANCE IS COMPLETE.
- ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY. ALL AREAS WITHIN THE RIGHT OF WAY ARE TO BE SOLID SOD.
- THE CONTRACTOR SHALL TAKE ALL MEASURES TO ENSURE THAT SOD THRIVES AFTER INSTALLATION.
- THIS SITE SHALL COMPLY WITH ALL CITY ORDINANCES, INCLUDING EROSION & SEDIMENTATION CONTROL AND WETLANDS.
- ALL CLEARING AND DEMOLITION DEBRIS, CONSTRUCTION AND DOMESTIC WASTE, AND HAZARDOUS AND TOXIC WASTE SHALL BE HAULED OFF SITE AND PROPERLY DISPOSED OF.
- CONTRACTOR IS REQUIRED TO SUPPLY AND MAINTAIN MEASURES NEEDED TO PROTECT THE EXISTING TREES DURING ALL PHASES OF CONSTRUCTION.
- ALL EROSION CONTROL MEASURES ARE TO BE IN ACCORDANCE WITH THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL, AND STORM WATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS (LATEST EDITION), AND SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION ACTIVITIES.
- THE EROSION CONTROL MEASURES SHOWN ARE A REQUIRED MINIMUM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF SEDIMENT TRANSPORT FROM THIS PROPERTY IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL ADDITIONAL DEVICES AND IMPLEMENT ADDITIONAL PRACTICES IF WARRANTED BY FIELD CONDITIONS.
- THE CONTRACTOR'S SITE SUPERINTENDENT SHALL INSPECT AND MAINTAIN ALL EROSION CONTROL DEVICES AND PRACTICES DAILY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES EXCEPT CHANNEL LINING AND OUTLET PROTECTION AFTER SITE STABILIZATION. THE CONTRACTOR SHALL DRESS ALL AREAS TO THE LINE AND GRADE SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND/OR FLUSHING SEDIMENT FROM EXISTING STORM DRAINS IF AN EXCESSIVE AMOUNT IS COLLECTED DURING CONSTRUCTION ACTIVITIES.
- REMOVE ACCUMULATED SEDIMENT WHEN DEPTH REACHES $\frac{1}{4}$ OF THE HEIGHT OF BARRIER.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN THE STONE IN THE CONSTRUCTION ENTRANCE THROUGHOUT CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRACKING OR SEDIMENT LEAVING THE SITE.

VICINITY MAP

SCALE
1"=500'

PROPERTY ADDRESS:

55 BATRE LN.
MOBILE, AL 36608

LEGAL DISCRIPTION:

LOT 2, OF QUACKENBUSH PLACE, AS PER PLAT ON FILE IN MAP BOOK 102, PAGE 41 OF THE RECORDS OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA

FEMA FLOOD MAP:

MAP NUMBER 0108700534L
PANEL 0534, PANEL 534 OF 1018
NUMBER 015007 PANEL 0534 SUFFIX L

GENERAL NOTES:

CONTRACTOR SHALL CONTACT CITY ENGINEERING DEPARTMENT VIA EMAIL AT LAND.DISTURBANCE@CITYOFMOBILE.ORG AT LEAST 24 HOURS PRIOR TO BEGINNING ANY WORK ON THIS SITE, TO SCHEDULE AN INITIAL ON-SITE BMP INSPECTION WITH THE APPROPRIATE CITY ENGINEERING INSPECTOR.

LEGEND

- CR1 = 1/2" CAPPED REBAR IRON FOUND
(BS)
CMT = CONCRETE MONUMENT FOUND
TBM = TEMPORARY BENCH MARK
AC = AIR CONDITIONER UNIT
(R) = RECORD
(A) = ACTUAL
CT = CRIMP TOP IRON FOUND
TYP. = TYPICAL
P.O.B. = POINT OF BEGINNING
P.O.B. = POINT OF BEGINNING
FENCE LINE
WATER METER
POWER METER
FIRE HYDRANT
SEWER UTILITY MARKER
TELEPHONE UTILITY BOX
POWERLINE POLE
GUY WIRE
LIGHT POLE
OVERHEAD POWERLINE
FIBER OPTIC CABLE MARKER
GAS VALVE
ELECTRICAL BOX
SANITARY SEWER MANHOLE
PROPOSED ASPHALT
PROPOSED CONCRETE
PROPOSED GRAVEL
- CL.P.F. = CAPPED IRON PIN FOUND
CL.F.S. = CAPPED IRON PIN SET
C.T.L.P.F. = CRIMPED TOP IRON PIN FOUND
O.T.L.P.F. = OPEN TOP IRON PIN FOUND
REBAR = REBAR FOUND
C.M.F. = CONCRETE MONUMENT FOUND
AXLE FND. = AXLE FOUND

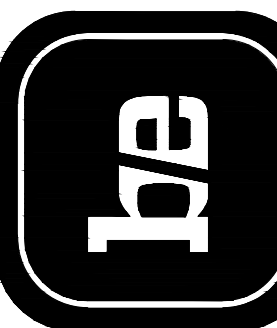
SITE GRADING AND DRAINAGE NOTES:

- THE CONTRACTOR SHALL USE "BEST MANAGEMENT PRACTICES" FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIAL FROM LEAVING THE CONSTRUCTION SITE.
- ALL GRADED AND SCARRED AREAS SHALL BE SEEDED, MULCHED AND CRIMPED.
- ALL MATERIALS & WORKMANSHIP UTILIZED WITHIN A CITY, COUNTY OR STATE MAINTAINED RIGHT OF WAY SHALL ADHERE TO THE ALABAMA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2018 EDITION.
- SHOULDERS IN THE AREA OF THE SITE SHALL BE MAINTAINED AT ALL TIMES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION.
- CONTRACTOR SHALL ADHERE TO THE "ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL, AND STORM WATER MANAGEMENT FOR CONSTRUCTION SITES AND URBAN AREAS" BY THE ALABAMA SOIL AND WATER CONSERVATION COMMITTEE, VOLUMES 1 & 2, CURRENT EDITION TO PREVENT SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIAL FROM LEAVING THE CONSTRUCTION SITE.
- CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS OR EROSION CONTROL MEASURES TO ENSURE THEY ARE FUNCTIONING PROPERLY.

THESE DRAWINGS & DESIGN INTENT ARE THE SOLE PROPERTY OF BETHEL ENGINEERING, & MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

3233 Executive Park Cir
Mobile, AL 36606
251-661-4747
bethelengineering.net

bethel
ENGINEERING



BREY BISHOP
CITY OF MOBILE
SITE PLAN

DESCRIPTION
REVISION LOG

REV. DATE

PROJECT NUMBER: C2107-005

DRAWN BY: JOC

CHECKED BY: VDL

ISSUE DATE: AUGUST 2021

SHEET 1 OF 2

PROFESSIONAL

7/6/2018

W. L. COLE

ENGINEER

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

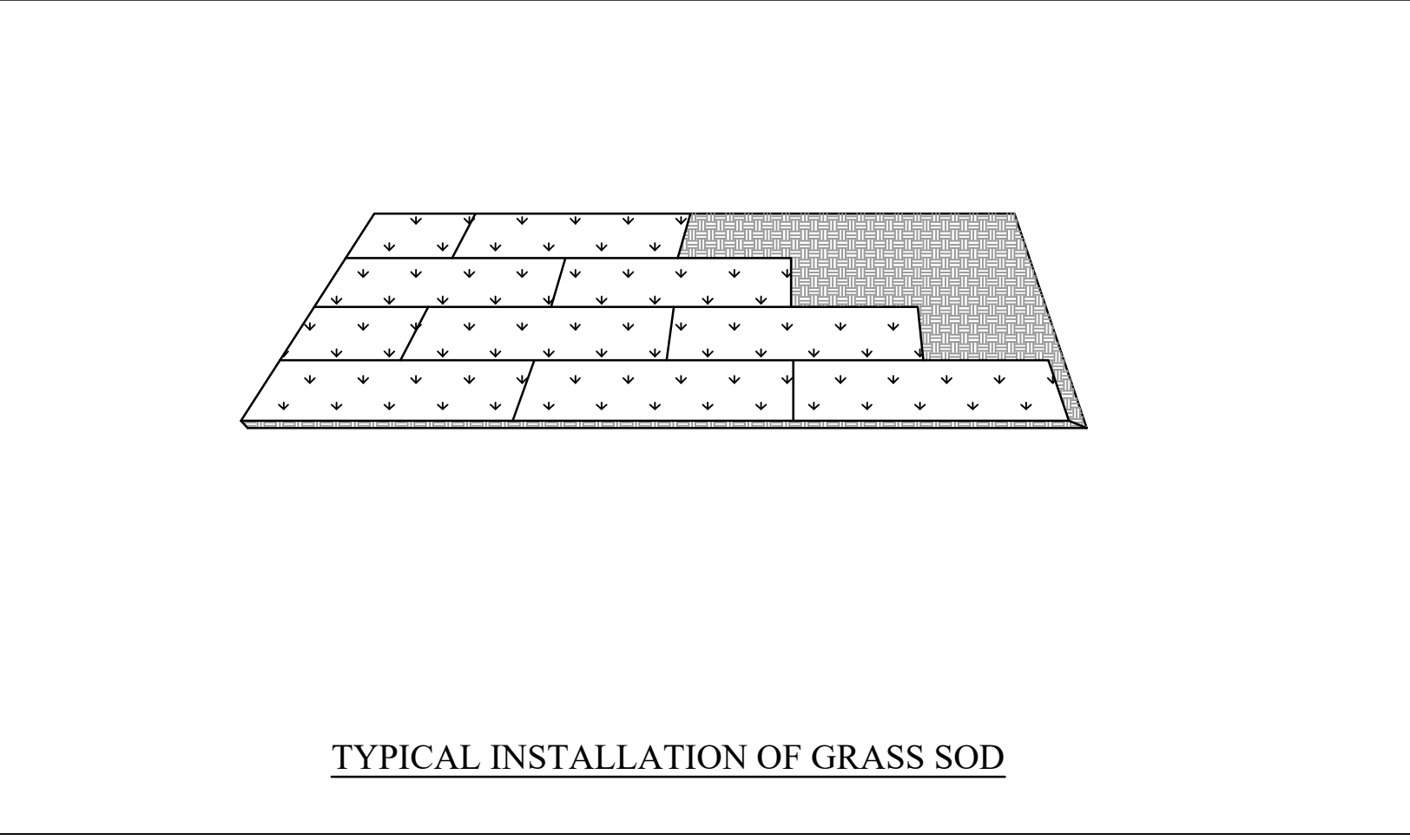
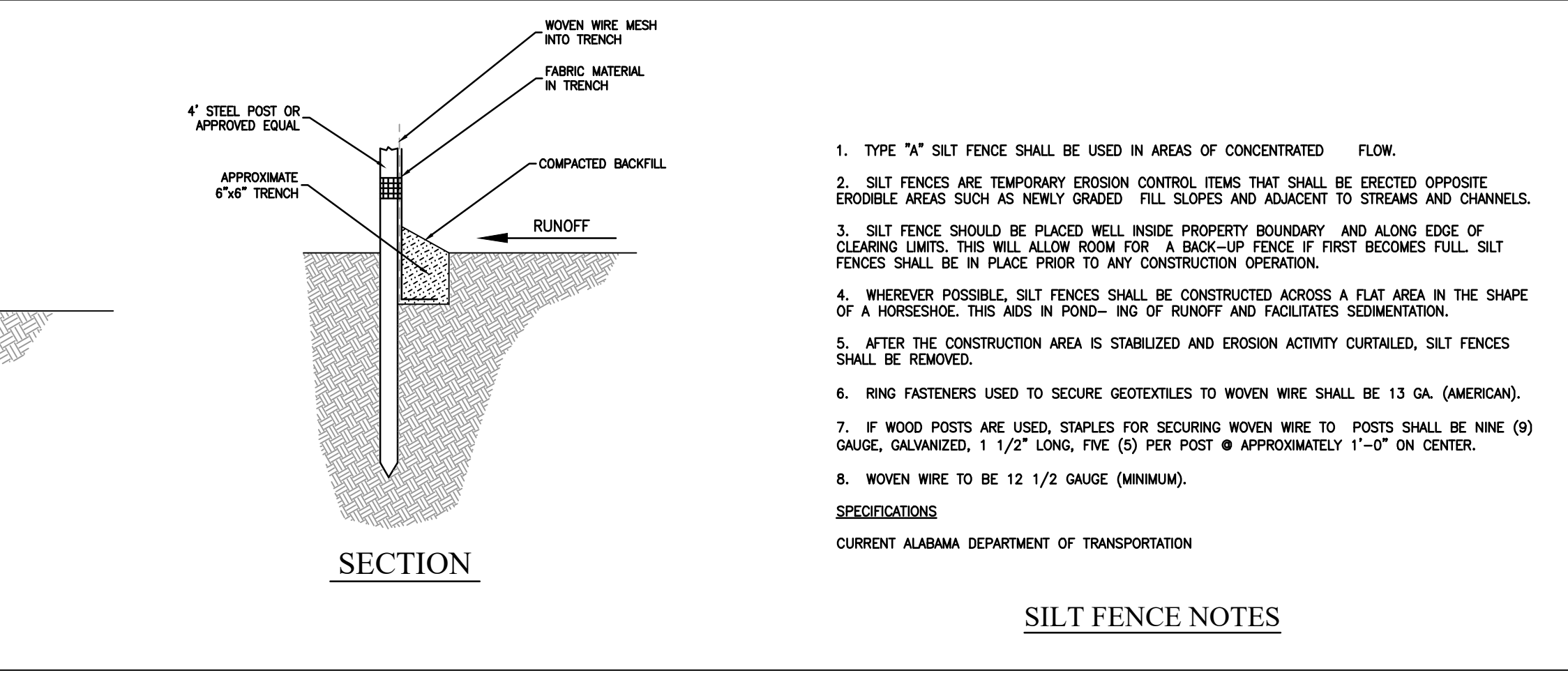
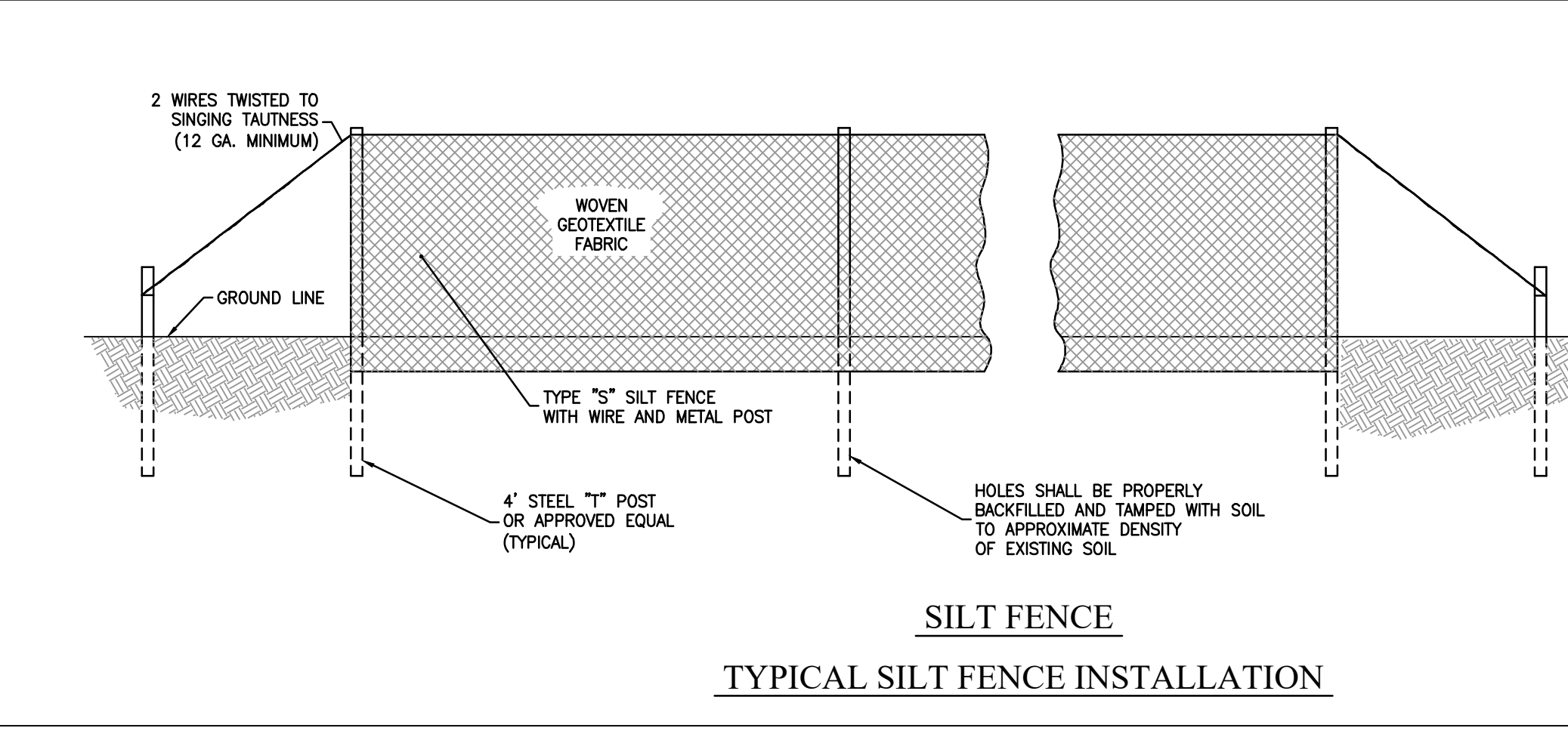
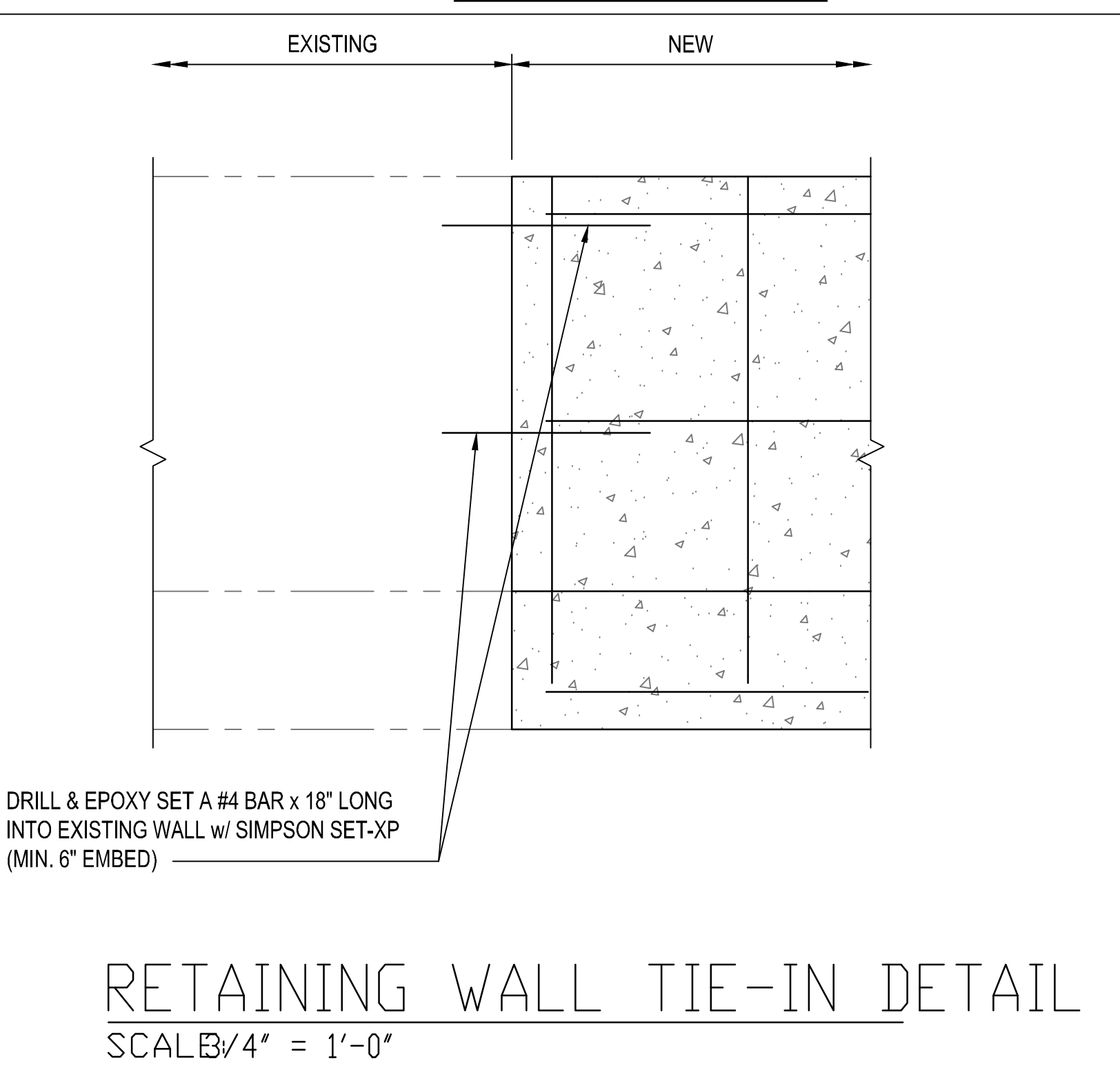
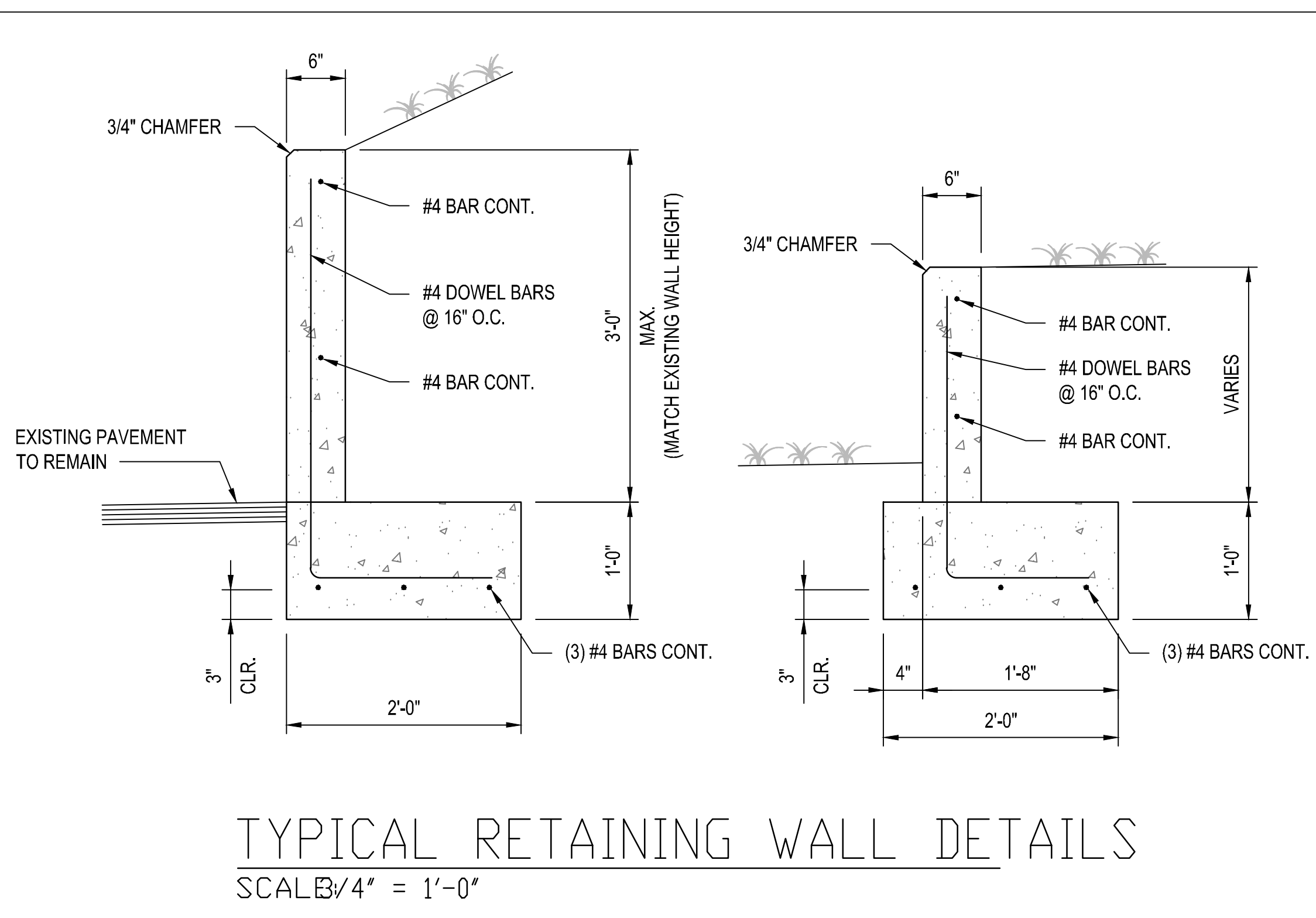
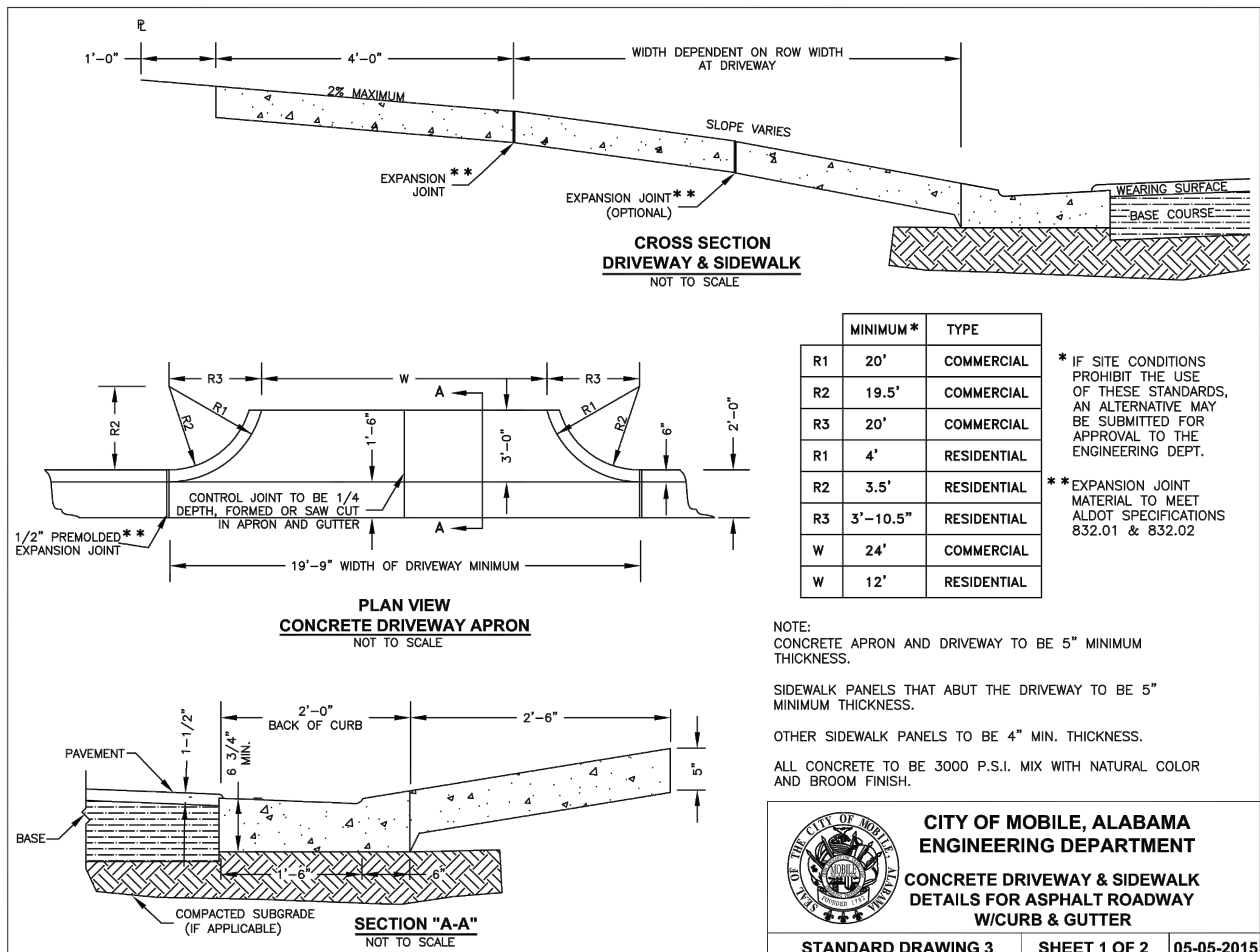
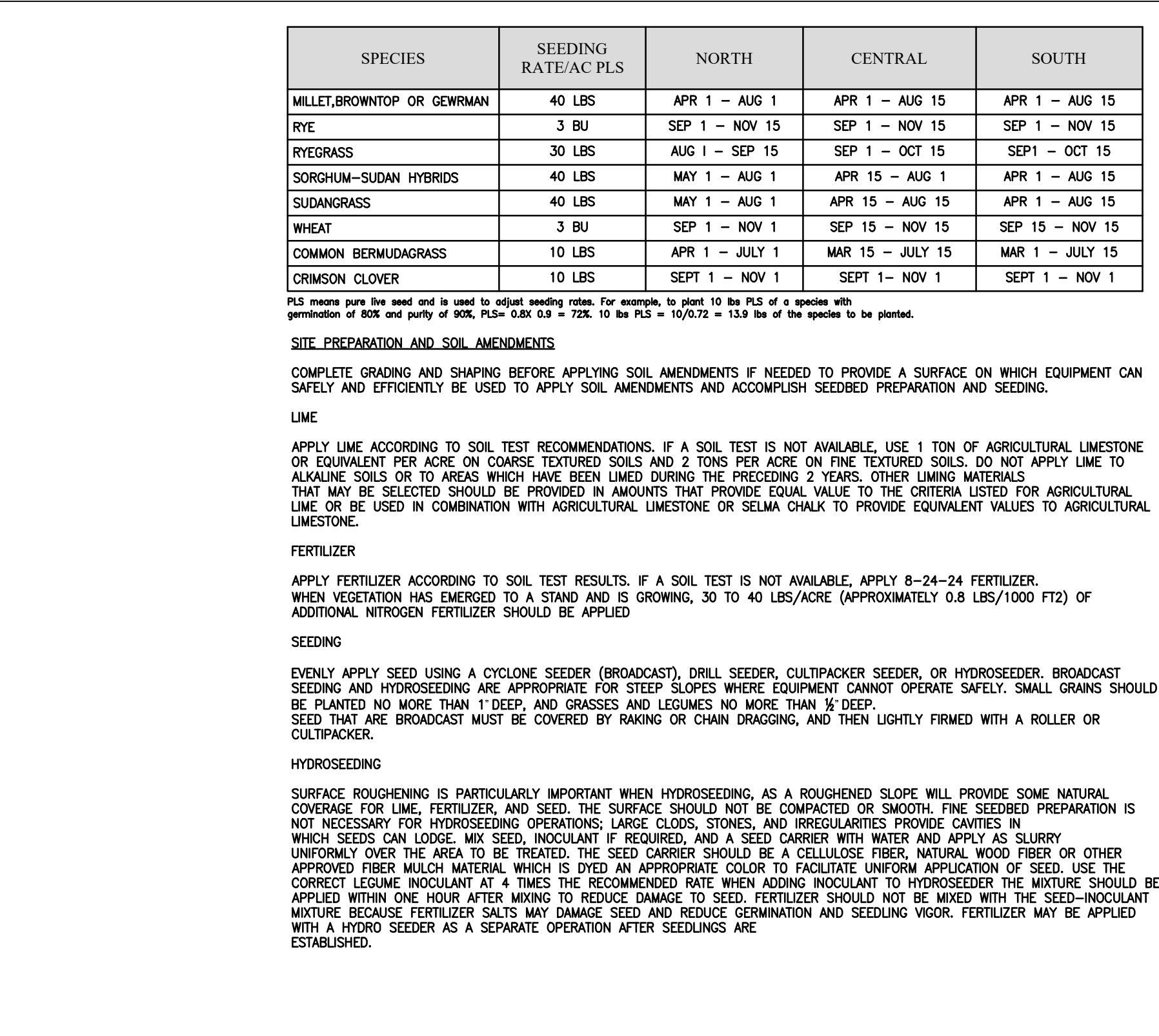
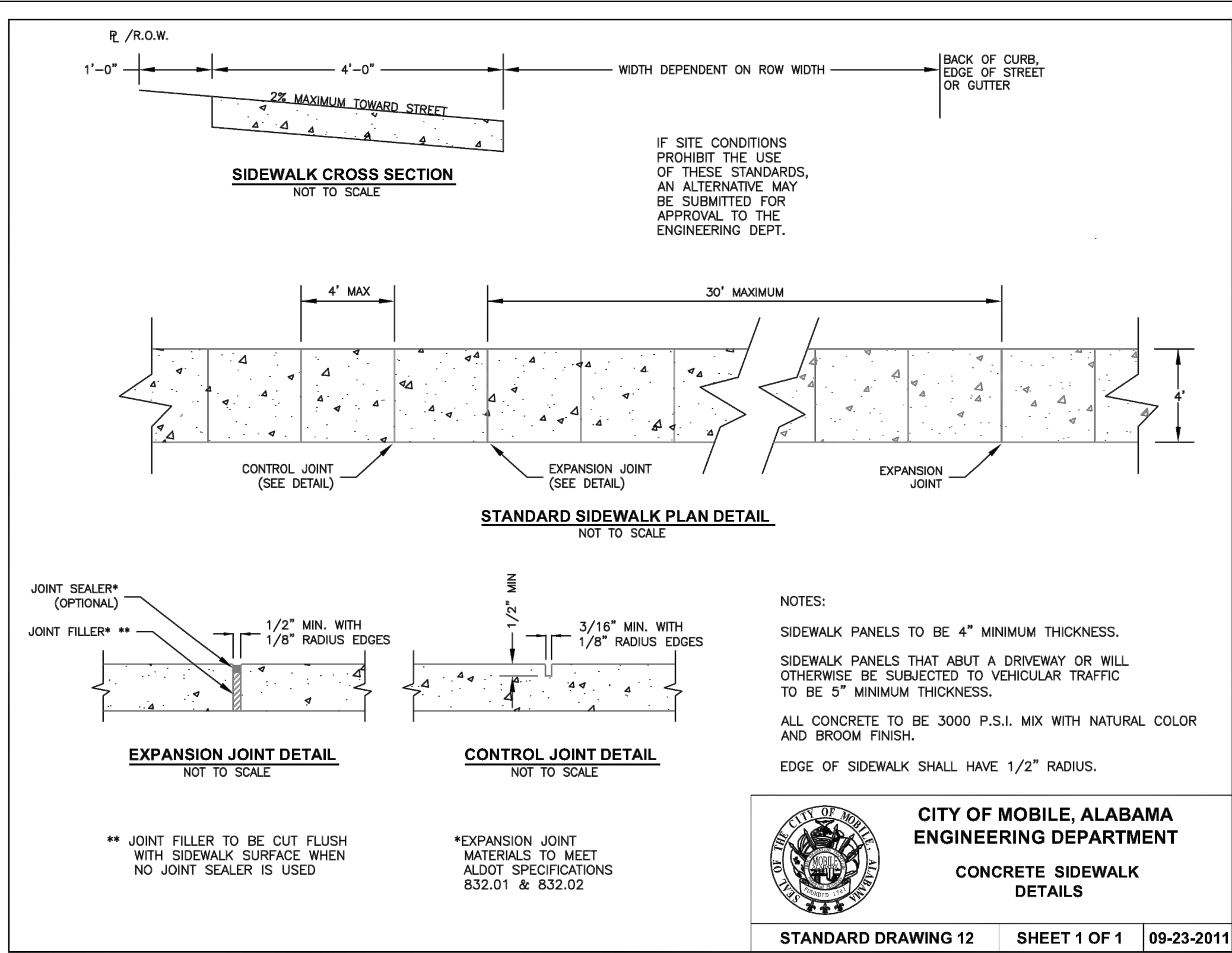
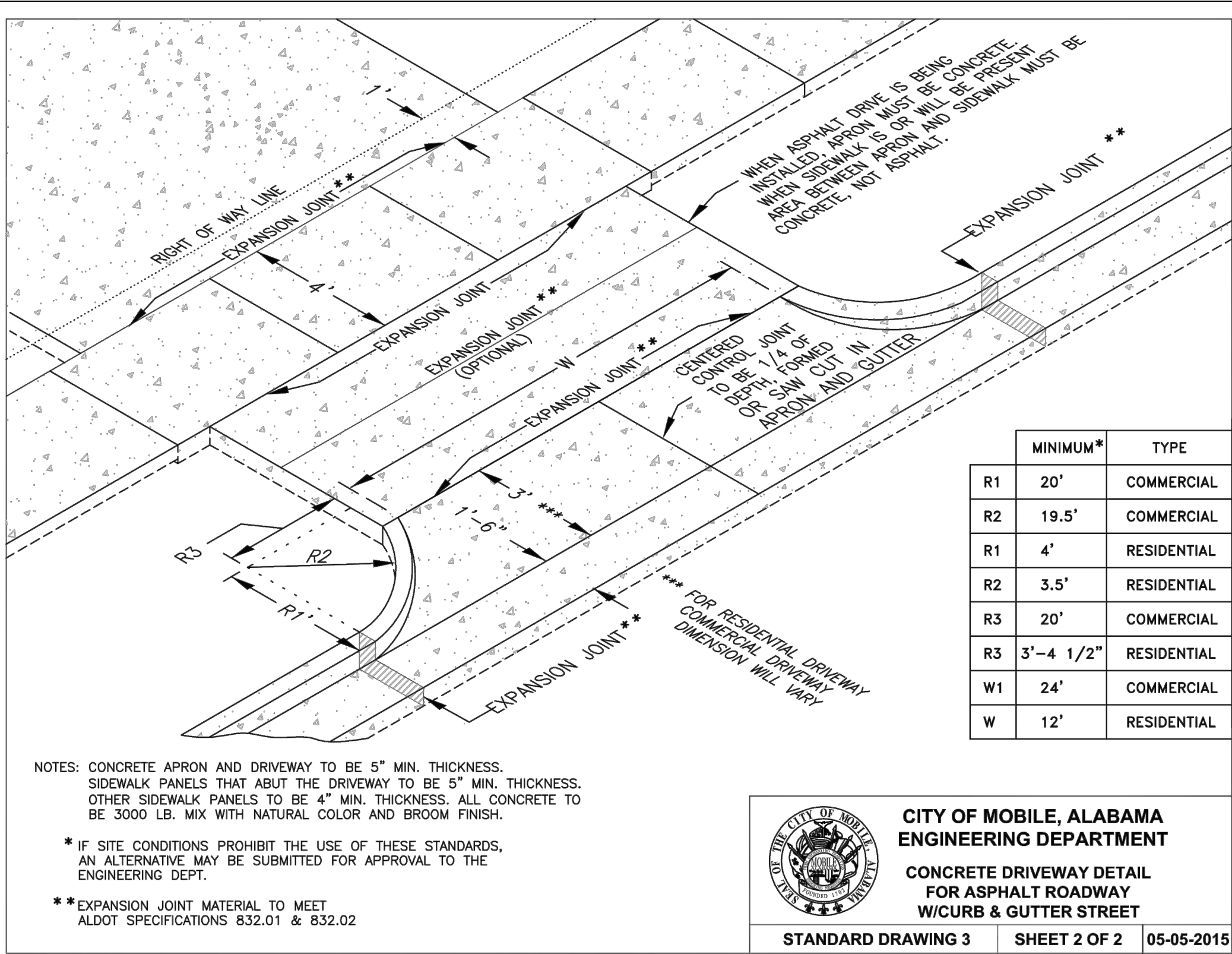
W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE

W. L. COLE



3233 Executive Park Cir
Mobile, AL 36606
251-661-4747
bethelengineering.net

bethel
ENGINEERING

BREY BISHOP
CITY OF MOBILE
DETAILS

PROJECT NUMBER: C2107-005
DRAWN BY: JOC
CHECKED BY: VDL
ISSUE DATE: AUGUST 2021
SHEET 2 OF 2
PROFESSIONAL
7/6/2018
ENGINEER
W. D. LACROIX II

SHEET TITLE & NUMBER:
DETAILS
2