

MOBILE TREE COMMISSION**March 16, 2021****MTC-069910-2021** (*Heldover from February meeting*)

459 Bel Air Boulevard

Remove seven pine trees along Television Avenue right-of-way to allow for the installation of a sidewalk.

Council District 5

Applicant: Swintstorage Mobile-AL, LLC
(*Eric Jackson, Rowe Engineering & Surveying, Agent*)

Property Owner: Same

Historic District: Not applicable

Tree Location(s): Along north right-of-way of Television Avenue

Species and Size: Seven pine trees, ranging from 12 to 16 inches

Reason for removal:

Removal required to construct sidewalk along Television Avenue. The sidewalk is required as a condition of approval of an associated Planned Unit Development – PUD-001444-2020.

Urban Forestry Comments:

The applicant is open to moving the sidewalk onto the private property and keeping the established trees.

The greenspace is overgrown with many volunteers and an old hedgerow. Removal of the smaller caliper pines and oaks, all of the water oaks, and the hedgerow would benefit the larger established trees.

In some spots there are more than one established tree (pine and/or live oak) on top of one another, so one would need to be chosen and the competing tree(s) removed.

Correctional pruning would be beneficial to regain their natural form. See attached photos.

Recommendation:

Urban Forestry recommends Approval, subject to the following conditions:

1. Urban Forestry recommends approving the removal of all water oaks and trees interfering with the key specimen trees at this location. Urban Forestry also recommends approving corrective pruning on the specimen trees to restore their natural form.



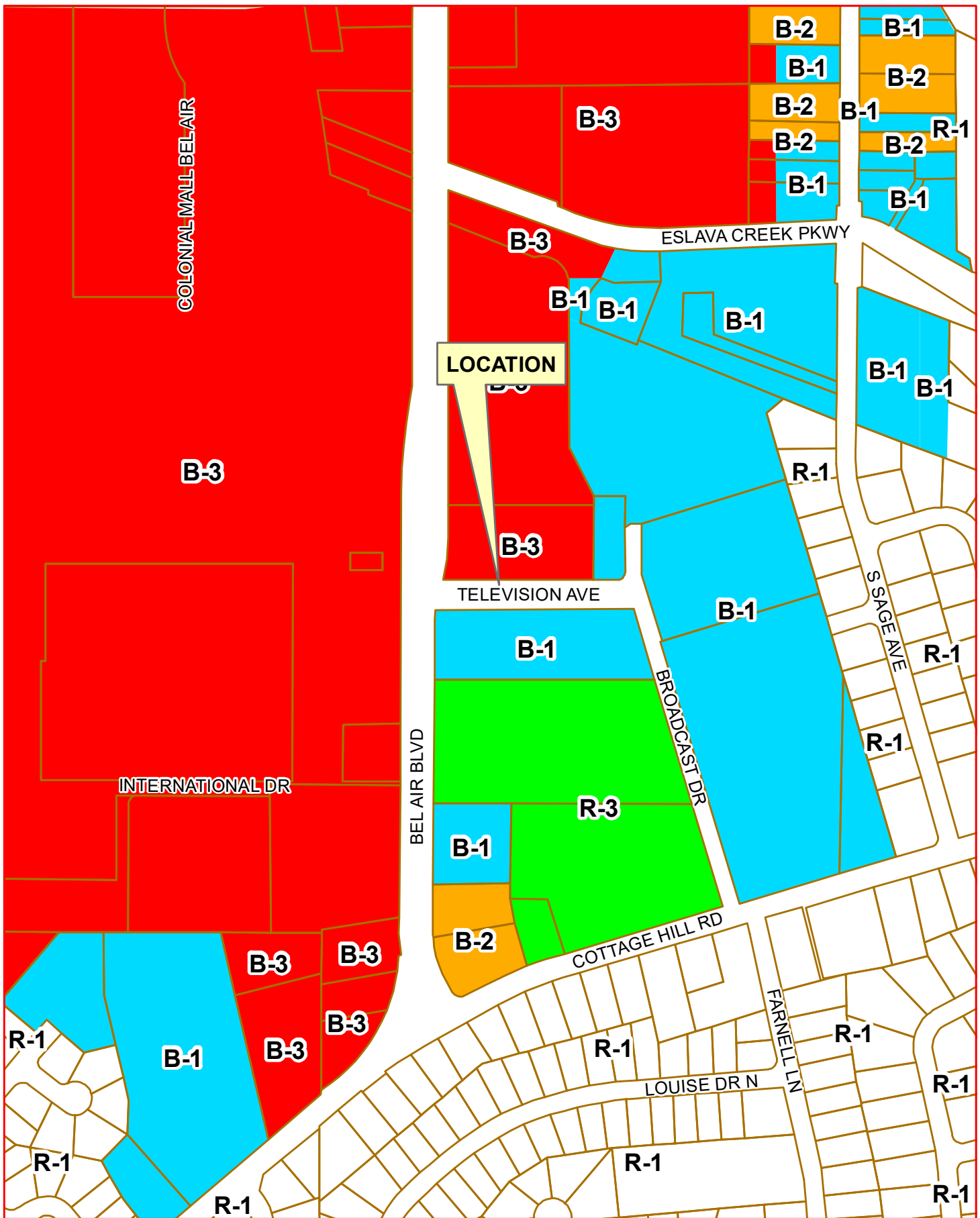
Multiple trees in the same location interfering with one another



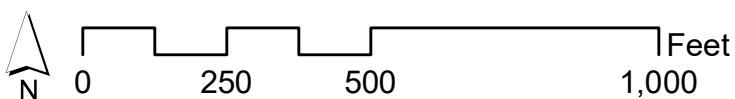
Many volunteer water oaks



Correctional pruning would be beneficial



Agenda #2: 459 Bel Air Boulevard

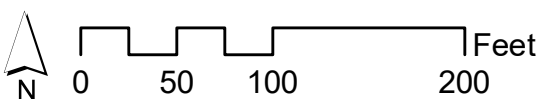


Mobile Tree Commission

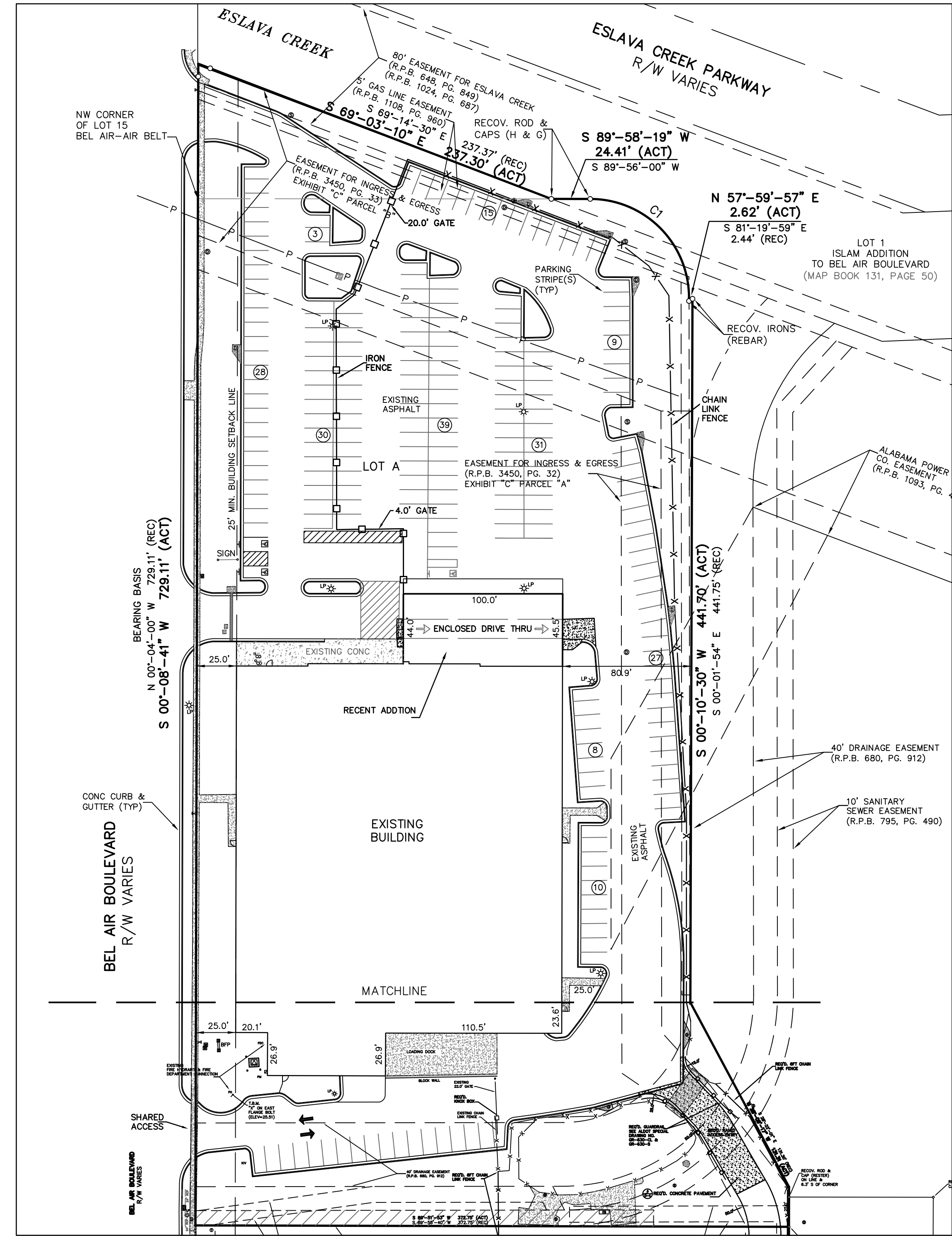


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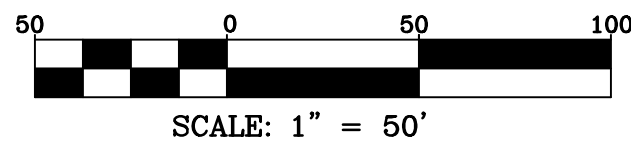
Mobile Tree Commission



(ACT)	CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
(REC)	C1	62.00'	99.47'	88°-04'-46"	89.14'	S 44°-03'-46" E
	C1	62.00'	97.48'	90°-04'-44"	87.74'	S 45°-08'-40" E
	C2	803.43'	149.57'	10°-39'-59"	149.35'	N 05°-16'-00" E
	C3	803.43'	20.84'	01°-29'-16"	20.86'	N 09°-21'-36" E

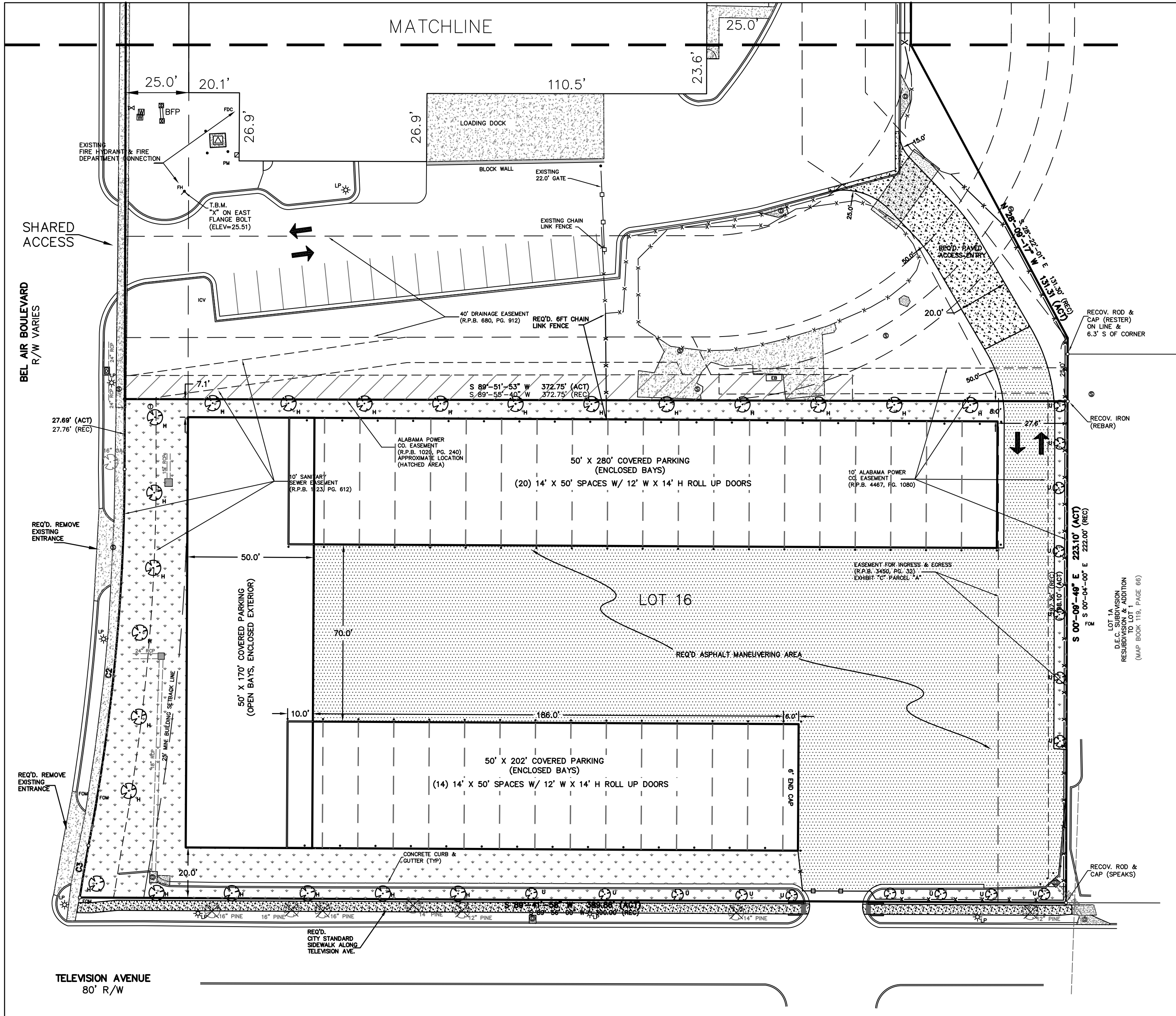


LOT A

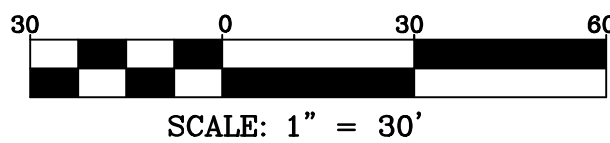


SITE NOTES:

- Curb side pickup or commercial can pickup will be utilized for trash disposal.
- The Lot is 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.
- The lot is to be developed in compliance with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinklered commercial buildings and 600' of sprinklered commercial buildings.
- Any work performed in the existing right of way such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a Right of Way 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).
- 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.
- 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.
- Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the owner) for the detention facility. This plan shall run with the land and be recorded in the County Probate Office prior to the Engineering department issuing their approval for Final Certificate of Occupancy.
- 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.
- The proposed development must comply with all Engineering Department design requirements and policy letters.
- No office area will be provided.
- No structures shall be constructed or placed within any easement without permission of the easement holder.
- Driveway number, size, location and design are subject to an approved PUD for this site and shall 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.

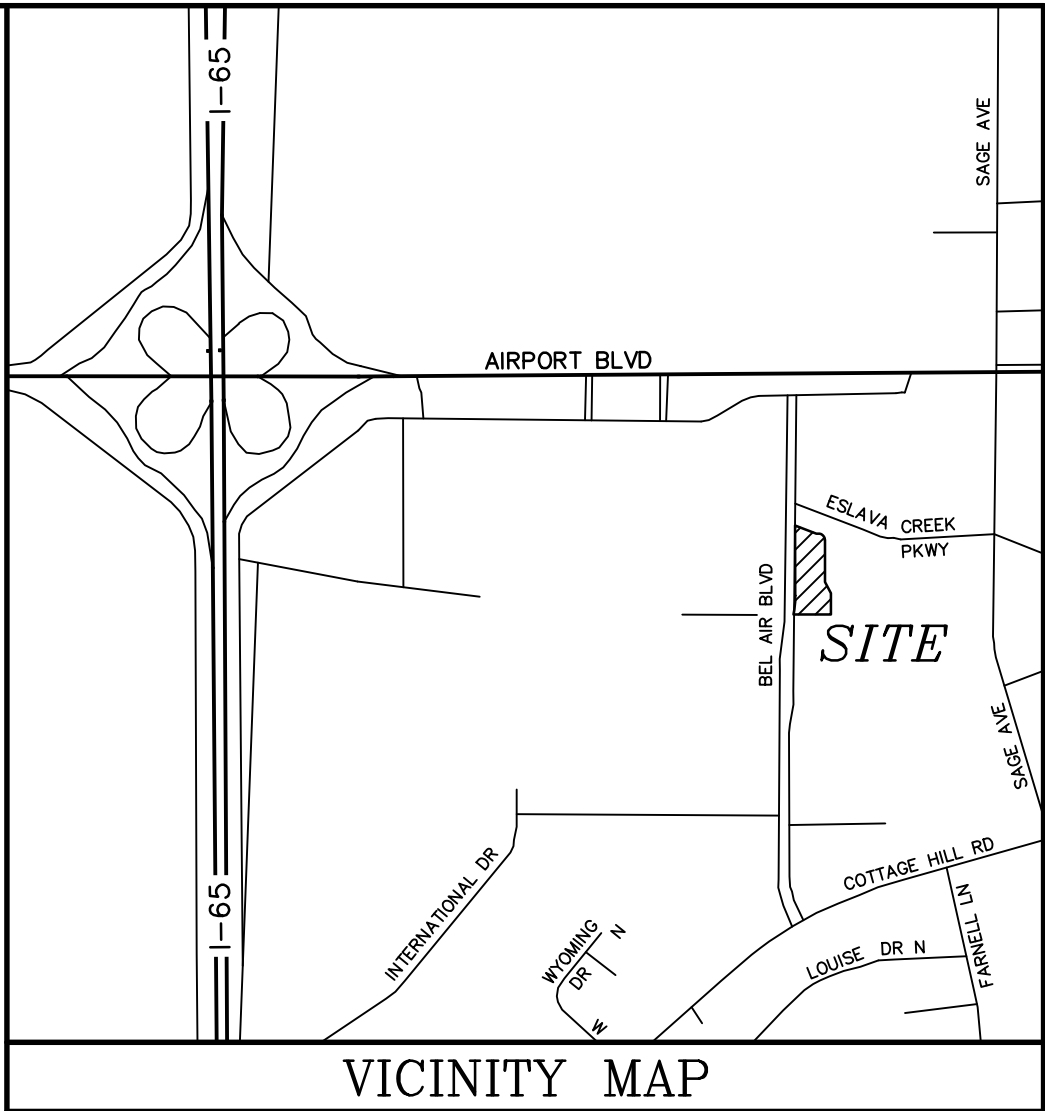


LOT 16 PUD WITH ACCESS FROM LOT A



LEGEND

R/W (REC)	RIGHT-OF-WAY RECORD ACTUAL	—X—	FENCE LINE (CHAIN LINK)
(ACT)	RIGHT-OF-WAY-LINE CENTER LINE	—□—	GUARD RAIL
—P—	OVERHEAD POWER LINE	—T—	SIGN
—SS—	SANITARY SEWER LINE	—F.F.E.—	FINISHED FLOOR ELEVATION
●PP	POWER POLE	RCP	REINFORCED CONCRETE PIPE
—G—	GUY WIRE	FH	FIRE HYDRANT
—F—	FORESHORTENED LINE	W	WATER METER
—LP	LIGHT POLE	WV	WATER VALVE
PM	POWER METER	BFP	BACKFLOW PREVENTER
TP	TELEPHONE PEDESTAL	EB	ELECTRIC BOX
①	STORM DRAIN MANHOLE	°CO	CLEANOUT
②	TELEPHONE MANHOLE	—25—	EXISTING GROUND CONTOUR
③	SANITARY SEWER MANHOLE	2.5	EXISTING SPOT ELEVATION
•	BOLLARD	—	TEMPORARY BENCH MARK
△	PAD MOUNTED TRANSFORMER	—	CONCRETE
ICV	IRRIGATION CONTROL VALVE	—	STRIPING
FDC	FIRE DEPARTMENT CONNECTION	—	REQ'D LANDSCAPING
—	HANDICAPPED PARKING	—	REQ'D. TREE REMOVAL
—	NUMBER OF PARKING SPACES	—	
—	EXISTING TREE W/ SIZE & TYPE	—	
—	REQUIRED HERITAGE TREE	—	
—	REQUIRED UNDERSTORY TREE	—	



LEGAL DESCRIPTION

STATE OF ALABAMA)
COUNTY OF MOBILE)

Lot A, Toys-R-Us Subdivision, as recorded in Map Book 103, Page 95 & Lot 16, Bel Air-Air Belt, as recorded in Map Book 20, Pages 97 thru 97-C, Probate Court Records, Mobile County, Alabama.

LOT 16 SITE DATA

REQUIRED SETBACKS:

FRONT = 25 FEET

SIDE YARD = NONE

REAR YARD = NONE

ZONING DISTRICT: B-3 COMMUNITY BUSINESS

LANDSCAPING

TOTAL SITE AREA 74,618 SQ. FT.

REQUIRED LANDSCAPING (12%) 8,954 SQ. FT.

PROVIDED LANDSCAPING (TOTAL) 13,767 SQ. FT.

REQUIRED LANDSCAPING (FRONT SETBACK) (60%) 5,373 SQ. FT.

PROVIDED LANDSCAPING (FRONT SETBACK) 5,888 SQ. FT.

TREES

REQUIRED TREES (FRONT SETBACK) 198.1 FEET = 7 (HERITAGE) 30

REQUIRED TREES (SIDE AND REAR PERIMETER) 985.7 FEET = 33 (17 HERITAGE, 16 UNDERSTORY) 30

REQUIRED TREES TOTAL 40 (24 HERITAGE, 16 UNDERSTORY)

TREE CREDITS 16 INCHES = 2 TREES 6

NET TREES REQUIRED 38 (23 HERITAGE, 15 UNDERSTORY)

All required Heritage trees shall be chosen and placed in accordance with the City of Mobile Right Tree Right Place list.

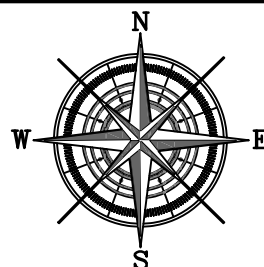
The owner of the property herein is aware of responsibilities set forth in Section 64-4-E Minimum Landscape Requirements of the Zoning Ordinance of the City of Mobile.

OWNER: *[Signature]* DATE: 12/30/20

SUPER MEGA BOAT & RV STORAGE

PLANNED UNIT DEVELOPMENT

PREPARED FOR
SWINTSTORAGE MOBILE-AL, LLC



ROWE

ENGINEERING & SURVEYING

CONSULTING ENGINEERS

3502 LAUGHLIN DR • SUITE B • MOBILE, AL 36688

PHONE 251-666-2766 • FAX 251-660-1040

REVISIONS:

12/30/2020

PUD COMMENTS

DRAWING: 51257 Civil.dwg

DRAWN BY: EDJ

CHECKED BY: EDJ

JOB: 51257

PB: 1989 / 54-57

1982 / 60-64

PLAT DATE:

NOV. 18, 2020

SCALE:

AS NOTED

SHEET NO.

1 OF 1

Swintstorage Mobile-AL, LLC
Bel Air Blvd and Television Ave

