



Plan Review Submittal/Cell Tower Information

- 1) Basic site plan requirements for both new tower and co-locate.

New Tower and Co-Locate Site Plan Requirements

- ◆ The site plan must show a north arrow, be drawn to scale, and be certified by an Alabama registered Landscape Architect, Professional Engineer, or Architect.
- ◆ The current zoning of the land.
- ◆ A protection buffer: Required when B-1, B-2, B-3, B-4, I-1, or I-2, district adjoins an R-1, R-2, or R-3 residential district. Types of buffers: wall or fence screen planting.
- ◆ A sidewalk is required along all public rights-of-way: developed or undeveloped.
- ◆ Landscaping calculations must be provided on the site plan and demonstrate: 12% of the entire site is dedicated to landscaping or green space area. 60% of the 12% is located in the front yard.
- ◆ All structures must be shown to comply with the building site and setback requirements. For a complete guide to building site and setback requirements see Section III, pg. 16-27 of Zoning Ordinance 80-057.
- ◆ Parking: The number of parking spaces required is determined by the use of the structure. See Zoning Ordinance 80-057 Section VI pg. 79-80. The parking layout and design must conform to the table in Section VI, pg. 76 of Zoning Ordinance 80-057. Minimum Stall and Aisle Dimension. All parking surfaces are to be paved with asphalt or concrete.
- ◆ Must indicate any special requirements of the Mobile Planning Commission and/or Board of Adjustment.

Must list the legal description, address if available from City Engineering, vicinity map, and description of the intended use of the structure.

- 2) List of all the towers in the network within the city and 1 1/2 miles out of the city limits.
- 3) The latitudes and longitudes of all the antenna within the network.
- 4) Physical address and parcel numbers of the sites within the network.
- 5) The name of all co-locators on the tower for which the antennae is proposed the height and name of the co-locators must be placed on the elevation portion of the site plan as it will be built.
- 6) Written, technical evidence from an Engineer that the proposed structure meets the standards set forth in Section 1.6 "Structural Requirements" of the Telecommunications Towers and Facilities Ordinance.
- 7) A Certificate of Insurance naming the City of Mobile as an additional insured.

New Tower Site

- 1) Letter of Supervision
- 2) 1 Land Disturbance Application
- 3) 9 sets of plans
 - 3 zoning and trees
 - 3 building and fire
 - 1 City Engineering
 - 2 Right-of-way
- 4) Stamped and signed structural calculations showing tower can withstand wind speeds @ 130 mph w/ 3 sec. gusts or 110 mph fastest mile.
- 5) Urban Forestry/ landscape plans: **new tower only**
 - ◆ The approximate location of existing boundary lines and dimensions of the building site.

- ◆ The location, species, and size of existing trees and other vegetation that the applicant proposes to retain on the site and utilize as a part of the landscaping requirements.
 - ◆ The location and size of existing and proposed streets and alleys, existing and proposed utility easements on or adjacent to the building site, and existing and proposed sidewalks adjacent to streets.
 - ◆ The location and size of proposed landscaped areas, including the calculated square feet.
 - ◆ The location, number, size and name of all proposed landscaping materials.
 - ◆ Statistics demonstrating that the minimum percentage of the landscaping requirements is met.
 - ◆ The locations, species and DBH (diameter at breast height, 4 1/2 feet above the ground) of existing Heritage Trees and Heritage Live Oak Trees indicating those to be removed and those to be retained.
- 6) The location, dimensions and materials of proposed landscaping within the parking area(s).
- ◆ Documentation illustrating plans (written or graphic form) to protect existing trees and other vegetation during construction.
 - ◆ The proposed irrigation type and design.
 - ◆ Certification that the landscape plan has been prepared by one of the following: a Registered Landscape Architect, an Alabama Professional Engineer, or Architect.
 - ◆ Tree Planting Requirements apply to all property except developed R-1 and R-2 zoned areas, and plans must illustrate the following:
 - ❖ Signature of the property owner
 - ❖ That the road frontage setbacks contain one (1) heritage overstory tree per 30 feet of road frontage. If overhead power lines are present, live oak trees must be planted in the first 15 feet of a 25 foot setback.
 - ❖ The equivalent of one heritage overstory (large) or heritage understory (small) tree for every 30 feet of outside lot perimeter, less the frontage trees. No more than 50% of these trees shall be understory.
 - ❖ The planting of one heritage understory tree for every 20 parking space. The trees are to be located within the parking area to break up the expanse of paving.
 - ❖ All heritage trees shall be guaranteed for 2 years and are forever protected by the Urban Forester.
 - ❖ The Urban Forester may waive requirements for up to one half of the required trees. Such tree(s) shall then be donated to the Mobile Tree Commission Tree Bank for planting on public property. When allowed, the cost of this is \$200.00 per tree.
 - ◆ All required trees must be a minimum of 3-inch caliper or 2 inch DBH at the time of planting. The Landscape Plan must show the type and size of required trees at the time of planting.
 - ◆ Live Oak trees 24 inches DBH are protected trees. In order to remove or trim branches from a protected tree, a permit must be obtained from the Urban Forester.
 - ◆ All trees in the City's public right-of-way are protected by the Tree Ordinance, 64-026. The Mobile Tree Commission must approve any work done to trees in the City right-of-way, and the Urban Forester must permit any work on all trees larger than 7 inches at DBH located in a Historic District.

Co-Locate with no new access road

- 1) Letter of Supervision
- 2) 7 sets of plans
 - 3 zoning and trees
 - 4 building and fire
- 3) Stamped and signed structural calculations showing tower can withstand wind speeds @ 130 mph w/ 3 sec. gusts or 110 fastest mile.
- 4) Civil site plan to include existing impervious surface and proposed

Be sure to check city web site: www.cityofmobile.org for telecommunications ordinance information