CITY OF BESSEMER

MINIMUM PLAN REQUIREMENTS FOR COMMERCIAL/INDUSTRIAL SITE PLANS

TITLE SHEET

___ Project Name
___ Owner/Developer Name, Address, Phone Number (Including Cell and Fax)
___ Vicinity Map with Location to ¼ / ⅛, Section, Township, Range
___ Engineer’s Name, Address, Phone Number (Including Cell and Fax)
___ Plans on 24 x 36 Sheets Only

BOUNDARY SURVEY/EXISTING CONDITIONS

___ Topographic Tie to USGS Datum-Note Tie Location
___ Existing Public Roads with Right Width and Paving Width
___ Utilities- Water, Sewer, Electric Power, Phone, Natural Gas, Other
___ Easements
___ Zoning Classification and Zoning of All Adjacent Property
___ Fire Hydrant Nearest to Proposed Development with Color of Top Noted on Drawing
___ Drainage Structures (Size and Type)
___ Property Boundary with Marker and Boundary Tie
___ Legal Description and Deed Reference
___ Parcel Identification Number

PROPOSED SITE PLAN

___ Proposed Use
___ Property Boundary
___ Building Location (Existing and Proposed)
___ Setback Requirements
___ All Adjacent Buildings within 50 feet of Boundary and Use
___ Street Names, Alleys and Private Roads
___ Easements
___ Sight Distance to Public Access
___ Detailed Parking Lot Plan
___ Parking Lot Calculations on Required Spaces
___ Driveways with Width and Radius
___ Loading Zones
___ Buffer Zones
___ Variances (Supply Copy if Previously Approved)
GRADING AND DRAINAGE PLAN

- Topography Tied to USGS
- Existing and Proposed Contours
- Existing and Proposed Drainage Structures
  - Pipes (Headwater- Hydraulic Grade Lines – Q(CFS)- V(FPS)
- Design Data Used (25 Year)
- Headwater on all Entry Pipes
- Inle: D.A., CFS
- Drainage Profiles as Necessary
- Flood Prone Areas (Firm Number and Panel)
- Drainage Channels – Channel Lining Type – Flow Level Velocity
- Drainage Report
- Non-Adverse Effects Letter

EROSION CONTROL PLAN – AS SUBMITTED TO ADEM AND SWM

- Design to comply with Alabama Handbook of Erosion Control
- Copy of ADEM Permit
- Copy of Jefferson County Storm water Permit

SANITARY SEWER OR ON-SITE SEWER DISPOSAL SYSTEM

- Approved Plans from Jefferson County Environmental Services or Jefferson County Health Department
- Sanitary Sewer Impact Number

ACCESS PERMIT TO STATE OR COUNTY ROADS

ALL PLANS MUST BE PREPARED BY A REGISTERED ENGINEER, ARCHITECT OR APPROPRIATE PROFESSIONAL IN ACCORDANCE WITH STATE LAW.
The engineer must check and sign this form before plans will be accepted for review.

I certify that the preceding information is complete and true to the best of my knowledge.

______________________________  ______________________________
Engineer                        Date

The above information is complete enough to begin the plans review process.

______________________________  ______________________________
City Engineering Office         Date
PLEASE SUBMIT THE FOLLOWING REQUIRED INFORMATION WITH YOUR PLANS

1. Approval of Sanitary Division for sewers
2. Sanitary sewer impact number (325-5138)
3. Approval of Health Department for septic tank or other
4. State Highway Department or Municipality Access Approval
5. Six (6) sets of plans are required for Residential projects
    Six (6) sets of plans for tenant build out
6. Six (6) sets of plans are required for approval of Commercial projects
7. Storm Water Management Approval
    (See Don Gaylor) Bessemer Building Department
8. A $200.00 Plan Review is required with submittal of plans.

PLEASE ALLOW AT LEAST ONE (1) WEEK FOR APPROVALS

IF THERE ARE ANY QUESTIONS PLEASE CONTACT EITHER THE CITY OF BESSEMER BUILDING AND INSECTIONS SERVICES at 424-4060 OR ENGINEERING DEPARTMENT AT (205) 424-3737.
MINIMUM PLAN REQUIREMENTS
FOR THE CITY OF BESSEMER FIRE DEPARTMENT REVIEW

Cover Sheet Showing Compliance of Drawing to All Applicable Codes Required.

It is the contractors and architects responsibility to contact the Water Department and the Electric Department for approval of services before a permit can be issued.


That all new structures, which include, but not limited to, daycare, hospitals, healthcare and domiciliary facilities within the police or fire jurisdiction of the City of Bessemer that contain 15,000 square feet of fire area on any one floor or contain three or more floors within said structures shall be required to contain an approved automatic sprinkler system.

That all new underground piping for fire service mains within the fire jurisdiction of the City of Bessemer, both private and public, shall be Ductile Iron Pipe (DIP) listed for fire protection service and comply with AWWA standards and NFPA 24.

That no buildings having an automatic fire alarm system or a fire suppression system shall be required to have key box applications approved by the Fire Marshall installed on the exterior of the structure to expedite in gaining access to the structure when responding to calls for emergency service during non-business hours (exception-single family dwellings).

That no building permit shall be issued by the City of Bessemer for any structure within the corporate limits of the City of Bessemer or its police or fire jurisdiction until such time as said permits have been reviewed by the Fire Marshall or his agent for the Fire Prevention Bureau of the City of Bessemer (exception-single family dwellings).

That no certificate of occupancy shall be issued until approved by the Fire Marshall or his agent for the City Of Bessemer Fire Prevention Bureau, which approval should be acknowledged by signature on the same (exception-single family dwellings).