CITY OF BESSEMER

MINIMUM PLAN REQUIREMENTS FOR
COMMERCIAL/INDUSTRIAL SITE PLANS

TITLE SHEET

_____ Project Name
_____ Owner/Developer Name, Address, Phone Number (Including Cell), E-mail
_____ Vicinity Map with Location to ¼ / ¼, 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
- Inlet 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 (205) 325-5138.
3. Approval of Health Department for septic tank or other.
4. State Highway Department or Municipality Access Approval.
5. Three (3) sets of plans (2 hard copies and 1 digital) for Commercial tenant build outs (vanilla box).
6. Four (4) sets of plans (3 hard copies and 1 digital) are required for submittal of Full Commercial developments (New Development complete with Utilities)
7. Storm Water Management Approval
   (See Freddie Freeman) Bessemer Building Department
8. A $200.00 Plan Review is required with submittal of plans.

The fee for submission of a building permit application is one dollar ($1.00) plus one percent (1%) of the estimated job cost for excavation, building, construction or alteration. Minimum permit: $26.00. Initial plans review fee of $200 will be charged and will be deducted from the building permit fee when issued.

*NOTICE*
Two (2) plans reviews will be included in the building permit fee, any additional plan review, a fee will be charged at the present approved hourly rate.

City of Bessemer Zoning Ordinance 3391 Section 2.5(4)

PLEASE ALLOW AT LEAST 15 TO 20 BUSINESS DAYS FOR REVIEW DEPENDING ON THE SIZE OF THE PROJECT.

IF THERE ARE ANY QUESTIONS PLEASE CONTACT EITHER THE CITY OF BESSEMER BUILDING AND INSECTIONS SERVICES at (205) 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).