

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.

2015 International Building Code; 2015 International Fire Code with Appendices B, C, D, E, F, and G; 2015 International Residential Code; 2015 International Fuel Code; 2015 International Mechanical Code; 2015 International Plumbing Code; 2015 International Property Maintenance; 2011 National Electrical Code; and 2015 NFPA 101 Life Safety Code.

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).