

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 from Environmental Services for sewers (Impact Fee Receipt).
Jefferson County Environmental Services (205) 325-5496.**
2. **Approval from JCDH for Septic Systems. ('Permission to Use' form).
Jefferson County Health Department (205) 325-5138.**
3. **State Highway Department or Municipality Access Approval.**
4. **Three (3) sets of plans (2 hard copies and 1 digital) are required for Commercial tenant build outs (vanilla box).**
5. **Four (4) sets of plans (3 hard copies and 1 digital) are required for submittal of Full Commercial developments (New Development complete with Utilities)**
6. **Storm Water Management Approval
(See Freddie Freeman) Bessemer Building Department**
8. **A \$200.00 Plan Review is required with submittal of plans.**

**The City of Bessemer Building Permit fee is One Dollar (\$1.00) plus one percent (1%) of the estimated job cost for excavation, building, construction or alteration.
Minimum permit fee: \$26.00.**

The State of Alabama CITC (Construction Industry Trade Craft) program fee is One Dollar (\$1.00) per each One Thousand dollars of construction.

NOTICE

Two (2) engineering plan reviews will be included in the building permit fee, for any additional plan reviews, the fee will be charged at the present approved hourly rate(s).

City of Bessemer Zoning Ordinance 3391 Section 2.5(4)

PLEASE ALLOW AT LEAST 10 TO 14 BUSINESS DAYS FOR APPROVALS

IF THERE ARE ANY QUESTIONS PLEASE CONTACT EITHER THE CITY OF BESSEMER BUILDING AND INSPECTIONS 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.

2021 International Building Code; 2021 International Fire Code with Appendices B, C, D, E, F, and G; 2021 International Residential Code; 2021 International Fuel Code; 2021 International Mechanical Code; 2021 International Plumbing Code; 2021 International Property Maintenance Code; 2021 International Fire Code and the 2020 National Electrical Code.

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 building permit shall be issued by the City of Bessemer for any structure within the corporate limits of the City of Bessemer until such time as said permits have been reviewed by the Fire Marshal 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 Marshal 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).