City of Anniston
Site Plan Requirements

All requests for commercial and industrial building site approvals shall include three (3) copies of the proposed plan as prepared by an Alabama licensed Civil Engineer, Architect, or Land Surveyor. The drawing shall be clearly and legibly drawn at a convenient scale of not less than one inch equals one hundred feet on a sheet no less than eighteen inches by twenty-four inches and include the following information:

Existing Property:

All lot lines with dimensions; existing easements; location of existing buildings, driveways, parking spaces, trees, drainage structures; elevations or contours showing the existing water flow and grades of sidewalks and curbs.

Existing Off Site:

Sidewalks, curbs, street widths, trees, fire hydrants, storm sewers, inlets and utilities. Sufficient information showing water flow onto and off of proposed site.

Proposed Construction

All buildings with any required setbacks, location map or tie to existing side street, parking lots, parking spaces, driveways, curb cuts, location of all curbs and/or bumper blocks, walls, handicapped ramps and accessible isles, landscaping, refuse storage/collection site, signage, sedimentation barriers, finished floor elevations, elevations or contours showing water flow, all drainage structures and culverts to include drainage calculations.

Notes:

Driveway turnouts, inlets, storm drains, manholes, guide rails and special curbs are to conform with City of Anniston Minimum Standards and Typical Details.

Drainage calculations shall be figured using the Rational Method Q=CIA, and based upon 100% upstream development.

All handicapped features are to be in accordance with the Uniform Federal Accessibility Standards as may be revised.

Site Plan Checklist

Development: _____

Applicant: _____

Date: _____

	Yes	No	N/A
Graphic Information			
Vicinity map			
North arrow, scale, date			
Survey			
Location of structures*			
Flood plains			
Wetlands & watercourses			
Steep slopes			
Required bufferyards			
Landscaping			
Parking			
Curb cuts			
Easements & rights-of-way			
Signs			
Phases			
Finished floor elevations			
Utility lines			
Solid waste receptacles			
Engineering Requirements			
Runoff calculations			
Stormwater management			
Road design			
Parking design			
On-site fire protection			
Other**			
As-built statement			

* This includes all impervious surfaces

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SPChecklist.mse

CHECKLIST FOR STANDARDS OF PRACTICE

MAPPING STANDARDS

- ___ CERTIFICATE
- ___ MAP DRAWN LEGIBLY
- ___ SURVEYOR'S or COMPANY NAME
- ___ SURVEYOR'S or COMPANY ADDRESS
- ___ SURVEYOR'S or COMPANY PHONE #
- ___ SURVEYOR'S SIGNATURE
- ___ ALABAMA LICENSE NO.
- ___ SEAL
- ___ DATE OF SIGNATURE
- ___ DATE OF FIELD SURVEY
- ___ DATE OF REVISIONS (IF ANY)
- ___ TYPE OF SURVEY SHOWN ON MAP
- ___ CHECK BOUNDARY ERROR OF CLOSURE
- ___ NORTH ARROW
- ___ GRAPHIC or STATED SCALE
- ___ REFERENCE BEARING
- ___ LEGEND or NOTE FOR ABBREVIATIONS
- ___ PROPERTY DESCRIPTION (For New Parcels)
- ___ SOURCE OF INFORMATION
- ___ REFERENCE TO U.S PUBLIC LAND
- ___ SURVEY CORNER OR OTHER RECORDED CORNERS
- ___ ALL CHANGES IN DIRECTIONS SHOWN (ANGLES OR BEARINGS)
- ___ CURVE DATA (Minimum of 3 Curve Components Required)
- ___ LOT(S) AND BLOCK INFORMATION
- ___ POINT OF COMMENCEMENT
- ___ POINT OF BEGINNING
- ___ COMPARISON BETWEEN MEASURED AND RECORD ANGLES & DISTANCES
- ___ OPEN AND NOTORIOUS EVIDENCE OF BOUNDARY (Possession) LINES SHOWN
- ___ VISIBLE ENCROACHMENTS SHOWN
- ___ VISIBLE EVIDENCE OF EASEMENTS
- ___ UN-IMPROVED EASEMENT NOTE
- ___ LOCATION OF FIXED IMPROVEMENTS (If Required)
- ___ CEMETERIES-BURIAL GROUNDS (If Observed)
- ___ TYPE & SIZE OF MONUMENTS FOUND OR SET

VERTICAL CONTROL AND TOPOGRAPHIC SURVEY'S

(If Applicable)

- ___ DATUM USED (Horizontal and/or Vertical)
- ___ DESCRIPTION OF BENCHMARK(S)
- ___ LOCATION OF BENCHMARK(S)
- ___ ELEVATION OF BENCHMARK(S)
- ___ CONTOURS LABELED

GEODETIC SURVEY'S

(If Applicable)

- ___ DATUM USED (Horizontal and/or Vertical)
- ___ TYPE OF SURVEY (e.g., RTK, Kinematic, Static, etc.)
- ___ METHOD USED (GPS or Conventional)
- ___ COORDINATE INFORMATION
- ___ COMBINED or CORRECTIONAL FACTOR (Scale Factor will not Suffice w/o Additional Info.)

SPECIAL CONDITIONS & NOTES

(Optional)

- ___ NOTE: SPECIAL CONDITIONS (Required If Circumstances Prevent Compliance w/Rules)
- ___ NOTE: REGARDING USE OF MAP
- ___ NOTE: REGARDING LOCATION OF SUB-SURFACE FEATURES
- ___ NOTE: REGARDING LOCATION OF PHYSICAL FEATURES
- ___ NOTE: REGARDING COPYING RIGHTS OF OTHERS
- ___ NOTE: PROPERTY LINES NOT OPENED OR MARKED
- ___ NOTE: STATEMENT "FOR INFORMATIONAL PURPOSES ONLY" (Must be Clearly Shown that the Drawing is Invalid without a Signature and Seal)

EVALUATION COMPLETED

Project No.: _____

Project Name: _____

Date of Review: _____

BY: _____