

# **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.*



# 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

## GEODETTIC 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: \_\_\_\_\_