

COMMERCIAL

1. Approved drawings, specifications and accompanying data with Architect or Engineer seal and State number.
2. Plot plan by registered surveyor showing set-backs.
3. Land-Disturbing permit from the City of Hueytown.
4. Sewer: Approval from Jefferson County
Septic Tank: Approval from Jefferson County Health Department
5. A current City of Hueytown Business License and State of Alabama General Contractor's License.
6. Site plan to include the following:
 - Name and location of the development
 - Name and address of owner
 - Name, address and seal of the Engineer
 - Vicinity map
 - Zoning, existing and proposed land use of the site
7. Site layout to include the following:
 - Property dimensions
 - Rights-of-way and easements
 - Location and dimensions of all building (existing and proposed)
 - Setbacks, driveway access, off-street parking and loading
 - Circulation, screening, buffer yards and landscaping
8. Drainage plan to include the following:
 - Paving, grading, excavation, erosion and sedimentation, storm-water detention and flood plain management controls
9. Letter from Engineer stating that there shall be no adverse effects to adjacent property.
10. Utilities plan including sewage disposal system and water system (public and private)
11. Fire control plan including fire lanes and hydrants (approved by Fire Department)
12. Contract amount of project and any other pertinent information that may be required by the Building Inspector or City Engineer.
13. ADA compliance

CITY OF HUEYTOWN

**MINIMUM PLAN REQUIREMENTS FOR
SUBDIVISION PLANS**

REVIEW NO.: _____

DATE: _____

The information within this checklist is a minimum for obtaining approval. The plans must contain the following sheets, with the information as stated, in order to be reviewed. Submit plans with appropriate fees, applications, permits, drainage info and non-adverse effects letter.

- _____ Residential Stormwater Permit - \$100.00
- _____ Commercial Stormwater Permit - \$400.00
- _____ All Sheets Stamped With Signature from Authority of Record

TITLE SHEET

- _____ Project Name and Street Address
- _____ Owner/Developer Name, Address, Phone Number (Including Cell and Fax)
- _____ 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 of Way 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

REVIEW NO.: _____

DATE: _____

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
- _____ Driveways with Width and Locations
- _____ Buffer Zones
- _____ Variances (Supply Copy if Previously Approved)
- _____ Minimum Lot Size / Dimensions
- _____ Fire Hydrant Minimum Spacing

GRADING AND DRAINAGE PLAN

- _____ Topography Tied to USGS
- _____ Existing and Proposed Contours
- _____ Maximum 3:1 Grades
- _____ 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 (Maximum 600' Spacing)
- _____ Drainage Profiles as Necessary
- _____ Flood Prone Areas (Firm Number and Panel)
- _____ Drainage Channels – Channel Lining Type – Flow Level Velocity
- _____ Outlet Velocities Greater than 5fps Require Energy Dissipation
- _____ Drainage Report
- _____ Non-Adverse Effects Letter

REVIEW NO.: _____

DATE: _____

ROADS AND STREETS PLAN AND PROFILES

- _____ Name and Location of Existing and Proposed Streets
- _____ Minimum ROW Width 50' (50' Radius at Cul-de-sacs) Not stated in Regulations
- _____ Plan and Profiles on ALL Proposed Streets
- _____ Typical Roadway Sections Including Curb and Gutter (C/G = 1.5' V/G 2.5')
- _____ Typical Road Buildup (1-1/2" Binder, 1" Seal, 8" Base)
- _____ Complete Horizontal and Vertical Curve Data
- _____ Intersections Separation not less than 150'
- _____ Cul-de-sac (or Temporary Turnabout at Dead Ends) Minimum Paving Radius 40'
- _____ Maximum Grades not Exceeded, Including 50' of 3.0% at Intersections
- _____ Block Length 400' – 1600'
- _____ Inlet D.A., CFS (Maximum 600' Spacing)

**** Notify Building Superintendent 24 hours Before Any Phase of Operation is Started ****

EROSION CONTROL PLAN – AS SUBMITTED TO ADEM

- _____ Design to Comply With Alabama Handbook of Erosion Control – submitted to Hueytown
- _____ Copy of ADEM Permit
- _____ Copy of Stormwater Permit from Hueytown

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 (6 SETS) 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 Engineer's Office

Date