



## SITE PLAN CHECK LIST

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*This list of required items must be clearly and accurately demonstrated on the Site Plan. The Site Plan shall be prepared, signed and sealed by a certified professional architect, landscape architect, surveyor or an engineer, currently licensed in the State of Alabama, and shall be drawn to a scale of not smaller than 1 inch = 50 feet (1"=50').*

**\*\*\* ALL DIMENSIONS MUST BE SHOWN ON SITE PLAN\*\*\***

### Survey Data

1. \_\_\_\_ Name, address, and contact information of property owner or authorized agent;
2. \_\_\_\_ Name and contact information of surveyor or engineer, (including current license numbers);
3. \_\_\_\_ Boundary survey of entire lot(s);
4. \_\_\_\_ Property Address;
5. \_\_\_\_ Date of survey;
6. \_\_\_\_ Scale and north arrow (pointing north);
7. \_\_\_\_ Legend;
8. \_\_\_\_ Legal Description;
9. \_\_\_\_ Vicinity map showing the location of lot to surrounding area;
10. \_\_\_\_ Parcel number and lot number of lot(s);
11. \_\_\_\_ Existing and proposed lot lines noting total length in feet;
12. \_\_\_\_ Size in square feet of lot(s);
13. \_\_\_\_ Acreage of lot;
14. \_\_\_\_ Dimensions of lot;
15. \_\_\_\_ Location of adjacent lots with name of property owner as they are recorded in Mobile County Probate;
16. \_\_\_\_ Location of all existing adjacent streets, with dimensions;
17. \_\_\_\_ Location of all existing rights-of-way, alleys, and easements within and adjacent to proposed development, including dimension of each and the purpose of the easements;
18. \_\_\_\_ Location of all adjacent waterways, waterbodies, and/or wetlands and required buffer with dimensions;
19. \_\_\_\_ All waterways and/or other natural features on the lot;
20. \_\_\_\_ Location and identification of all protected Heritage Trees;

### Site Plan Data

21. \_\_\_\_ Existing and proposed buildings, location, position on lot, size and dimensions of each;
22. \_\_\_\_ Proposed use of buildings;

23. \_\_\_\_\_ Zoning classification(s) of site;
24. \_\_\_\_\_ Number of dwelling units, commercial units and density of units per lot;
25. \_\_\_\_\_ Front, side, and rear, yard setbacks and waterside yard setbacks (if applicable);
26. \_\_\_\_\_ Distance, in feet of proposed structure(s) from all structures on lot and all property lines (front, rear, sides, and waterside);
27. \_\_\_\_\_ Location of all proposed new streets (street name included), drives, driveways, and interior access drives with dimensions of all; easements and rights-of-way;
28. \_\_\_\_\_ Lot frontage on public streets and proposed means of ingress and egress to and from the property, to include traffic flow diagrams and dimensions;
29. \_\_\_\_\_ Number of required off-street parking spaces (including handicapped), location, and size & dimensions of each;
30. \_\_\_\_\_ Off-street loading and unloading areas (non-residential only);
31. \_\_\_\_\_ Location and specifications of all utilities and utility easements;
32. \_\_\_\_\_ Required Landscaping plan, if applicable;
33. \_\_\_\_\_ Location, dimension, and number of all on-premise signs;
34. \_\_\_\_\_ Location of lighting on property not attached to a structure;
35. \_\_\_\_\_ Location of garbage disposal facilities and screening (if applicable);
36. \_\_\_\_\_ Location of required buffers if applicable;
37. \_\_\_\_\_ Location of fences (if applicable); Details on any proposed fencing and/or retaining walls to be constructed, both temporary and permanent;
38. \_\_\_\_\_ Location of required signage, if applicable;
39. \_\_\_\_\_ Signed statement of Best Management Practices used in design and construction plans by Professional Engineer/Licensed Architect;
40. \_\_\_\_\_ Construction and design details of all proposed and/or altered buildings and structures including:
  - Building orientation
  - Floor plan
  - Roof plan and overhangs
  - Yard setbacks, encroachments and/or projections
  - Height of building
  - Foundations - Type, size, and location of pilings, as well as the installation method must be specified in the construction plans by a Licensed Professional Engineer.
  - Elevation view of the property being developed, to include the first-floor elevations of the proposed structure(s).
  - Exterior design details, including specific materials existing/planned for use on buildings and structures, with their locations indicated on the elevations;
41. \_\_\_\_\_ Approval by the utility providers as to availability and capacity of services to site;

42. \_\_\_\_\_ Signature block for all required signatures.

Environmental Data

- 43. \_\_\_\_\_ Topography using contours at vertical intervals of not more than two (2) feet based on USGS-MSL datum.;
- 44. \_\_\_\_\_ Flood zone designation;
- 45. \_\_\_\_\_ Location and extent of all land subject to flooding by the overflow or ponding of storm water within the one hundred (100) year floodplain. Special flood hazard areas and/or coastal high hazard areas must be drawn on Plat as indicated on the latest Flood Insurance Rate Map (FIRM) for the area, including a statement to that effect;
- 46. \_\_\_\_\_ Location of all federally classified wetlands, as determined by U.S. Army Corps of Engineers, indicating required thirty foot (30') buffer;
- 47. \_\_\_\_\_ Erosion and sedimentation plan (during and after construction), to include protection measures to be employed to protect man-made and natural drainage ways and adjacent properties if developing one (1) acre or more of property;
- 48. \_\_\_\_\_ Stormwater management including runoff during construction.