



Requirements for submission to the Site Plan Review Committee

NOTE: Submittals must be complete and correct in order to be considered “accepted” at the deadline date. If plans are not correct and do not follow our Zoning Ordinance requirements, they will be removed from the agenda and must be re-submitted.

1. 3 copies of the Site Plan Proposal, sheet size 24” x 36”, scale not less than 1” = 100’, drawn by Alabama engineer, architect, surveyor
2. Digital Copy of the completed submittal. A PDF may be emailed to planning@summerdaleal.com.
3. \$50.00 Application fee paid
4. Most recent survey showing all property boundaries and easements
5. Tax parcel number of lot or lots involved
6. Legal description
7. Zoning district
8. Proposed Use/Occupancy type of the property and structure.
9. Topographical survey showing drainage and storm water retention calculations for a one-hundred-year storm precipitation event with a 25-year storm water release, proposed retention areas and methods, wetlands and any other natural features.
10. Delineation of all bordering street, avenues, roadways, alleys or other public ways and relationship of the site to existing development in the area.
11. Provision for adequate water supply, sewer mains with elevation, proposed sewage disposal system and fire hydrants. – You will need to submit a letter of availability for wastewater/sewerage disposal, including recertification of any existing septic system.
12. The setback and sidelines of buildings on adjoining lots and such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of the Zoning Ordinance are being observed.

13. Placement and dimensions of proposed and existing structures, along with setback requirements and location of all building or other structures to be erected, altered or moved, and of any buildings or other structures already on the lot.
14. Architectural details showing as at minimum the building footprint, front elevation, maximum height and size of proposed building.
15. Layout of parking spaces, ingress and egress, highway turnout permit and culvert details. Locations of dumpster or trash receptacles.
16. Lighting Plan. A Lighting plan is required. Lighting shall provide illumination at a minimum of .5 to 1foot candles in the parking lot.
17. Proposed and existing landscaping, including all existing major trees to be removed, and compliance with any buffering requirements or open spaces. (Landscape plan to be drawn by an Alabama Registered Landscape Architect)
18. Locations and types of signage. Any existing signs to remain must be in compliance with present sign ordinance.
19. There is a **mandatory** attendance required by the project owner or engineer at the Site Plan Review Committee meeting and corresponding Planning Commission meeting.

*****ALL REQUIREMENTSCAN BE FOUND AT WWW.SUMMERDALEAL.COM IN THE ZONING ORDINANCE*****