



Site Plans

The following information is required on all site plans that are submitted for all New Residential Construction (Pg. 2), Additions (Pg. 3), Accessory Buildings (Pg. 4) and Pools.

Inspection Services Department

171 N. Ross St.
Auburn, AL 36830
(334) 501-3170

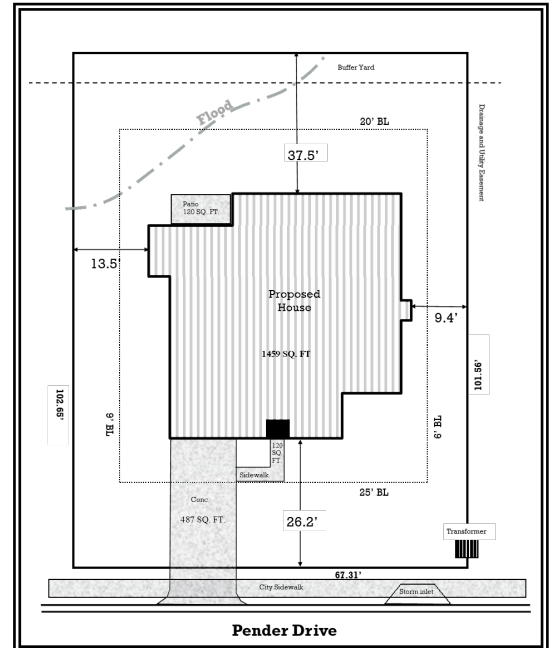
Hours of Operation

Monday—Friday
7:30 a.m. - 4:30 p.m.

The information contained within this bulletin is the most common needed to obtain a permit and is not representative of all the conditions that may be encountered during the construction of your project.

Written Information

- Lot number and subdivision
- Date
- Name and contact information of design professional
- Housing type
- Number of bedrooms per unit
- Number of stories
- Lot area in square feet
- Total proposed impervious surface area in square feet (includes all areas covered by pavement and structures)
- Impervious surface ratio (impervious surface area / lot area)



Graphic Information

- ◆ Setbacks to property lines from building walls on all sides
- ◆ Building footprint
- ◆ North arrow
- ◆ Adjacent street names and R.O.W widths
- ◆ Lot line dimensions and bearings
- ◆ Scale
- ◆ Utilities (water, sewer, storm and electrical)
- ◆ Driveway location
- ◆ All easements shown on the final recorded plat
- ◆ Porches, patios and decks
- ◆ Flood zones
- ◆ Stream buffers
- ◆ Required minimum finished floor elevations
- ◆ Impervious surface outlines with area in square feet, labeled by type (i.e. driveway, sidewalk and patio) and shaded or otherwise marked so as to be clearly distinguishable from buildings and other features. Do not include impervious surfaces that are not on the actual lot.

Performance Information

The following items will be needed to be included in your site plan if you live in a Performance Neighborhood

- ◆ Total proposed floor area in square feet of heated space (include all floors in multi-story structures)
- ◆ Total proposed floor area square feet of the total space, unheated + heated (include all floors in multi-story structures)
- ◆ Floor area ratio (heated space / lot area)
- ◆ Any required buffer yards

Performance Neighborhoods

Neighborhoods which have standards that provide detailed regulations and restrictions by means of minimum criteria or maximum criteria.

The intent of these standards is to protect neighbors from adverse impacts of adjoining land uses and to protect the general health, safety and welfare by limiting where uses may be established, insuring that traffic congestion is minimized, controlling the intensity of use and prescribing other such standards for open space, density, impervious surface coverage, lot area and height in each zoning district.

Sample Site Plan (New Construction)

Andrew Roberts Surveying

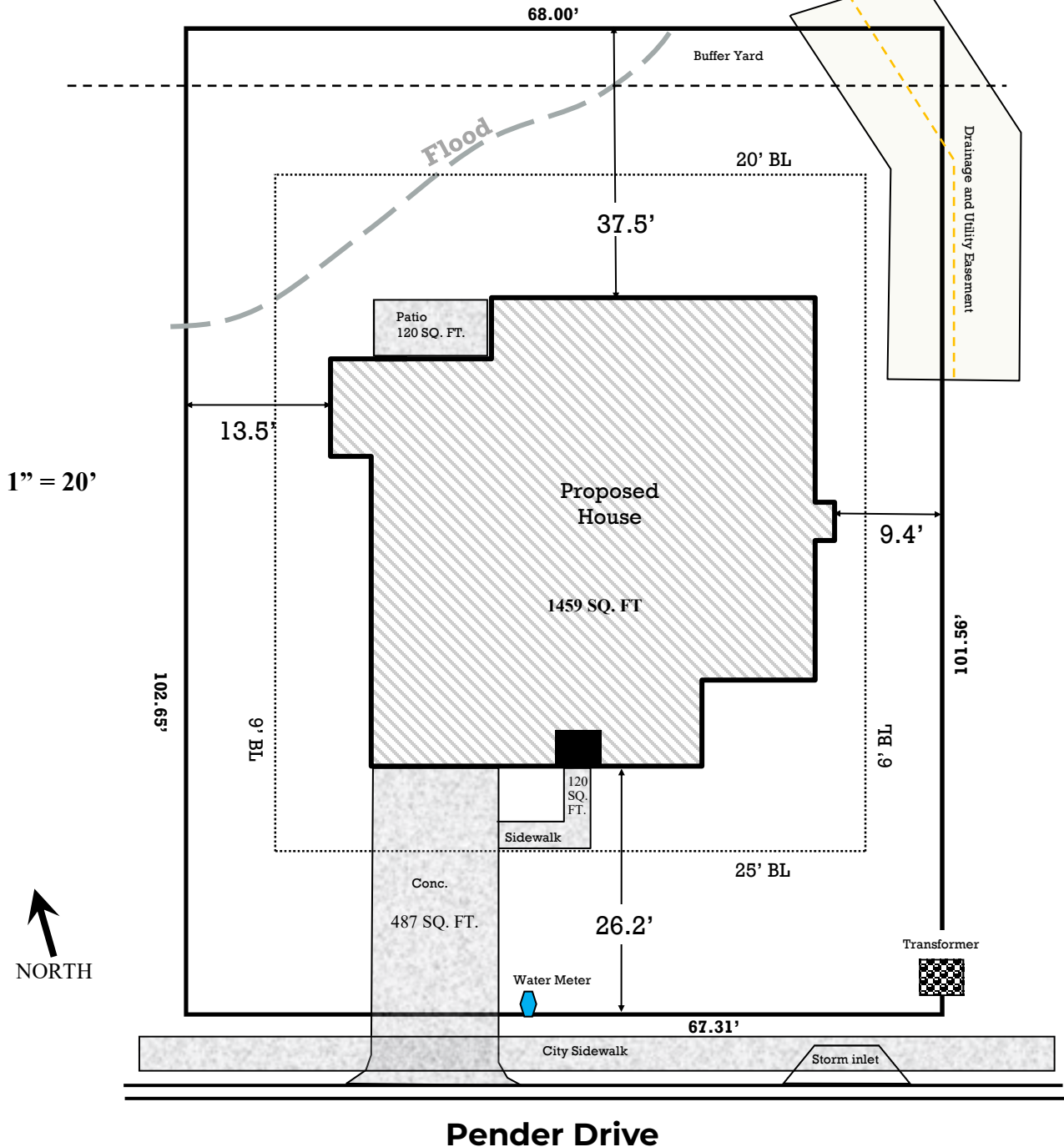
900 Arkadelphia Rd.
Birmingham, AL
205-850-5423

Hillhouse Construction

Lot 43

Baily Cove Phase 3

March 23, 2016



Zone: DDH	Number of Stories: 2	Driveway Area: 487 SQ FT	Impervious Area: 2196 SQ FT	Heated Floor Area: 2056 SQ FT
Housing Type: Single Family	Lot size: 6,865.62' SQ FT	Sidewalk Area: 120 SQ FT	ISR: 31.98%	Total Floor Area: 2825 SQ FT
Number of Bedrooms: 4	Impervious Area of house: 1459 SQ FT	Patio Area: 120 SQ FT		Floor Area Ratio: 29%

Sample Site Plan (Additions)

Andrew Roberts Surveying

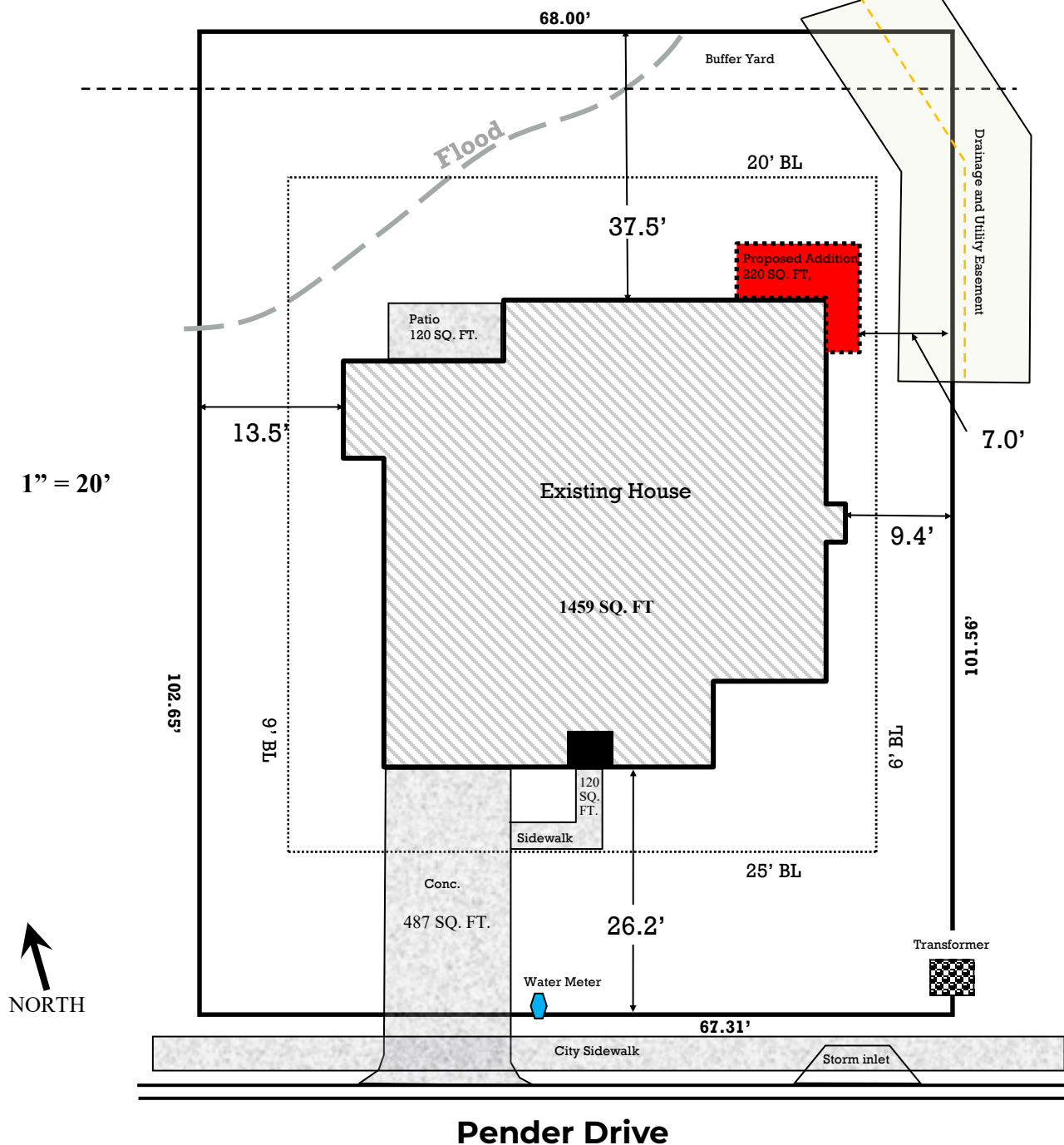
900 Arkadelphia Rd
Birmingham, AL
205-850-5423

Hillhouse Construction

Lot 43

Baily Cove Phase 3

March 23, 2016

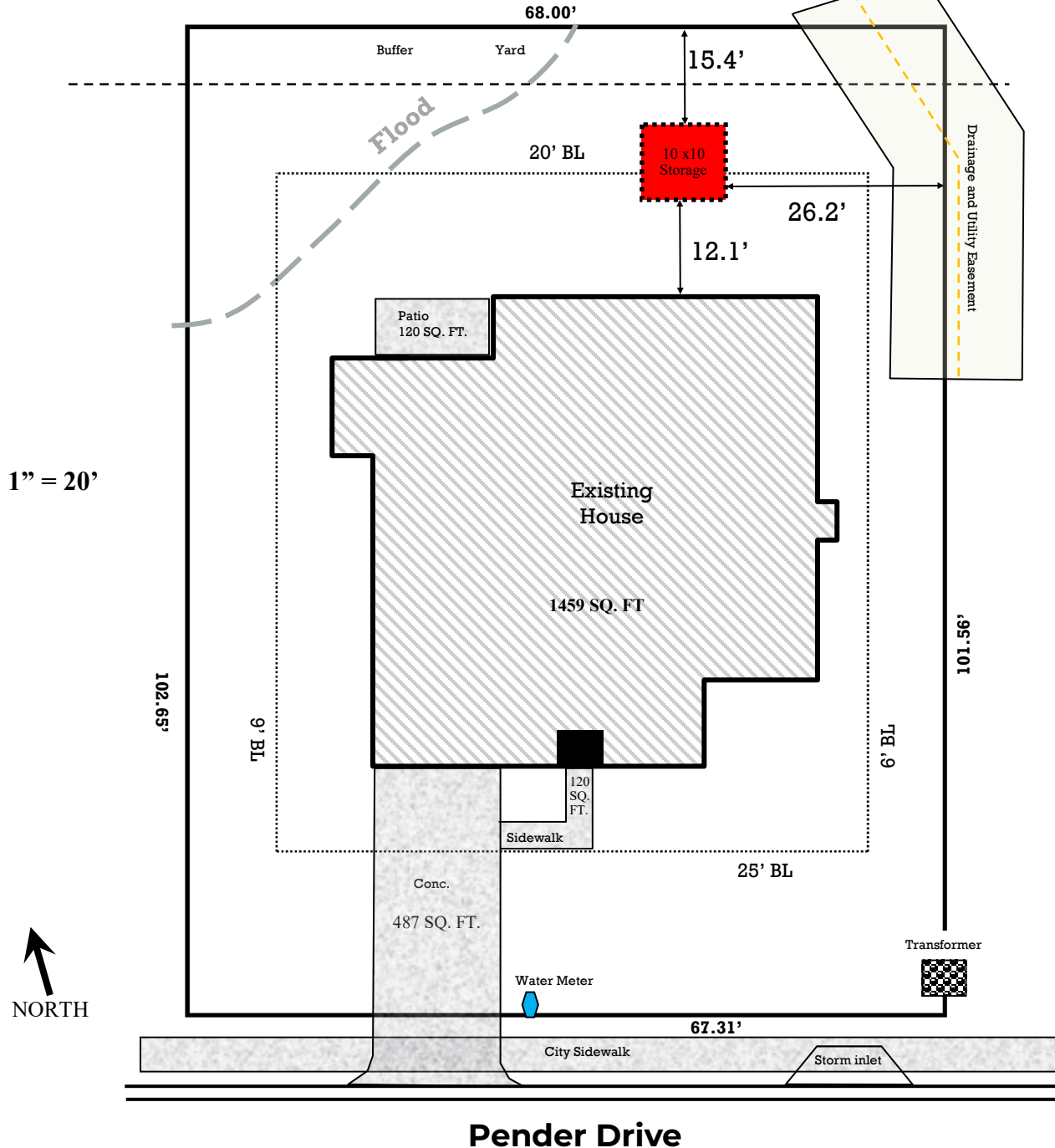


Zone: DDH	Number of Stories: 2	Driveway Area: 487 SQ FT	Addition Area: 220	Heated Floor Area: 2276 SQ FT
Housing Type: Single Family	Lot size: 6,865.62' SQ FT	Sidewalk Area: 120 SQ FT	Impervious Area: 2,406 SQ FT	Total Floor Area: 3045 SQ FT
Number of Bedrooms: 4	Impervious Area of house: 1,459 SQ FT	Patio Area: 120 SQ FT	ISR: 35%	Floor Area Ratio: 33.1%

Sample Site Plan (Accessory Structure)

Andrew Roberts Surveying
900 Arkadelphia Rd
Birmingham, AL
205-850-5423

Hillhouse Construction
Lot 43
Baily Cove Phase 3
March 23, 2016



Pender Drive

Zone: DDH	Number of Stories: 2	Driveway Area: 487 SQ FT	Impervious Area: 2296 SQ FT	Heated Floor Area: 2056 SQ FT
Housing Type: Single Family	Lot size: 6,865.62' SQ FT	Sidewalk Area: 120 SQ FT	ISR: 33.44%	Total Floor Area: 2825 SQ FT
Number of Bedrooms: 4	Impervious Area of house: 1459 SQ FT	Patio Area: 120 SQ FT	Storage Shed: 100 SQ FT	Floor Area Ratio: 29 %