

Requirements for Site Plan Submittal for Town of Eclectic

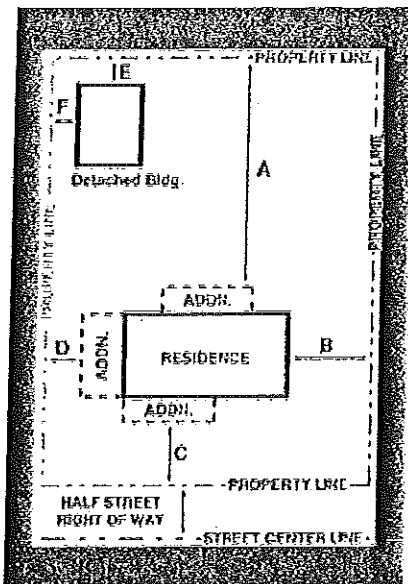
All new development, exterior additions, new accessory structures, conditional uses and manufactured housing are required to provide a site plan for approval.

Project Types:

Single Family Residential projects. The required site plan may be drawn to scale on a survey plat contained in a closing document or a copy of the tax map showing the subject property. In addition the site plan must contain or show the following information as may be applicable to the subject property or project. (Manufactured Homes See Article VIII Manufacture Homes for additional requirements)

Please provide the following information on the site plan. All code information must be included in order for the plan to be accepted for review.

- [] A. The length in feet of all property lines.
- [] B. The outline of all existing buildings or structures and any proposed buildings, structures or building additions on the property in their proper locations. New buildings or additions should be cross-hatched.
- [] C. The shortest distance in feet from all property lines to the closest point on any existing building, accessory structure or new construction on the property.
- [] D. The maximum height in feet of any proposed new structure or addition.
- [] E. The location of any existing or proposed street access or curb cut.
- [] F. The location of any known easements on the property other than utility blanket easements.



Example of Single family residential

Non-Single Family Residential Projects. Any multifamily residential use, institutional use, professional service and office use, local commercial use, general commercial use, outdoor recreation use, transportation, communication and utility use, light industrial use, or general

industrial use. See Article IX Development Approval Process Section 902 Site Plans. The following is a summary of the requirements only.

1. Application. Submit completed application form and accompanying plans and specifications to the Town of Eclectic Town Clerk

2. Site Plan. Submit five (5) sets of plans and specifications that describe accurately the proposed development of the site including:

- a.) the actual shape, dimensions and size of the property;
- b.) the size, shape, height and location of buildings(s) to be erected;
- c.) the use of the proposed buildings(s);
- d.) the minimum required and proposed front, rear and side yards;
- e.) the lot coverage;
- f.) the number, location, size and angle of parking spaces;
- g.) the site access drives and dimensions;
- h.) the paving material for the parking lot and access drives

3. Utility Plan. Submit plans and specifications for the proposed water supply, sewage disposal, refuse facilities, fire protection, electricity, street lighting, telephone and gas.

4. Stormwater Management Plan. Submit plans and specifications that describe the measures planned to manage stormwater runoff including:

- a.) the existing and proposed topography at two (2) foot intervals;
- b.) the existing and proposed drainage system;
- c.) the drainage calculations and assumptions;
- d.) structure location, type, size, slope, cfs, inlet elevation, outlet elevation, velocity, headwater elevation, and tailwater elevation; e.) discharge quantities, pre and post cfs.

5. Erosion Control Plan. Submit plans and specifications that describe the measures/best management practices which are planned to control site erosion during and after construction.

6. Landscaping Plan. Submit plans and specifications that show what existing trees, shrubbery, and other vegetation will be retained on the site, and what trees, shrubbery, and other vegetation will be added to complete the required landscaping/buffering of the property.

7. Permits.

- a.) submit evidence of compliance with all state and federal environmental laws as applicable including: NPDES permitting requirements; Coastal Area Management Program permitting requirements; U.S. Fish & Wildlife permitting requirements and; Section 401 and 404 Clean Water Act permitting requirements;
- b.) submit copy of access permit from the Alabama Department of Transportation or Elmore County Highway Engineering Department as applicable;
- c.) submit sewer release from sewer utility (Eclectic Ware and Sewer) or Health Department septic tank permit as applicable; and
- d.) submit water release from water utility (Eclectic Ware and Sewer).

Conditional uses are those uses, which are permitted within a zoning district that have some special impact which differs from the potential impacts of other permitted uses or

exceeds them in intensity, or have uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed in a particular location. These uses require special review and site plan approval. See **Article IX Development Approval Process Section 903 Conditional Uses**. Site Plans supporting the application shall meet the standards found in **Article IX Development Approval Process Section 902 Site Plans**.

While the commercial site plan is not a replacement for detailed civil drawings, information shown on the commercial site plan must be identical to the same information as shown on the more detailed civil drawings.

A vicinity map showing the subject property in relation to the general area must be provided. The vicinity map should show an area of approximately 1/8 to 1/4 mile diameter.

Show location of all fire hydrants located on roadways adjacent the subject property.

Identify accessible route to the public way as well as on-site accessible features and routes of travel.


Show loading zones.

Show and label purpose of all easements.

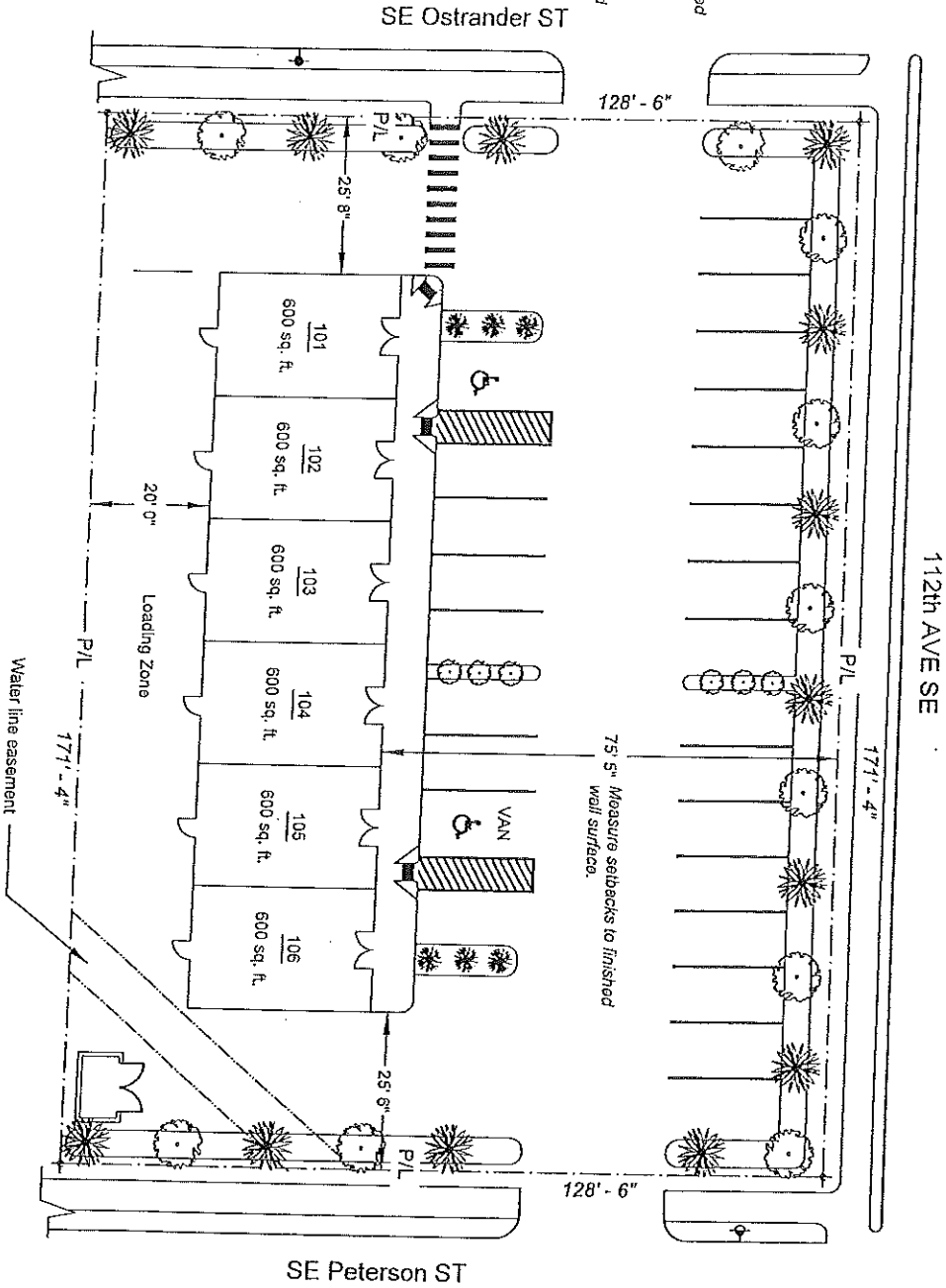
Critical areas such as wetlands and their associated buffers must be shown.

Identify square footage of each tenant space.

All information shown below must also be included on your site plan.

Project name: _____
 Parcel number: _____
 Site address: _____
 Zoning district: _____
 Lot size: _____
 Square footage of building: _____
 Building height: _____
 Required setbacks (measure from finished walls):
 Front: _____
 Rear: _____
 Sides: _____
 Number of required parking: _____
 Parking provided: _____
 Compact spaces: _____
 Parking use category per ACC 18.52.020: _____
 Hydrant: 

Example Commercial Site Plan



SCALE: 1"=20'

Town of Eclectic, Alabama
ZONING Certificate APPLICATION

All property owners within the Town of Eclectic must apply for and receive a Zoning Certificate Application before undertaking any construction activities, which shall include site preparation and excavation for the construction of new buildings (including accessory or temporary structures), moving any structures onto a property, relocating existing structures on a property, alteration or repair of a structure (excluding painting, interior remodeling, or any alteration or repair activity that will not change the character, size, or position or the structure as it exist on the property). The purpose of this permit process shall be to establish compliance with the Zoning Ordinance prior to the commencement of construction activities. The approval of a Zoning Certificate Application by the Town of Eclectic shall not imply or constitute approval of any other applicable permit requirements including, but not limited to, subdivision plat approval, building permits, septic system approval from the Elmore County Health Department, and wetland permits from the U.S. Army Corps of Engineers. To apply for a Zoning Certificate Application, please complete the following application and return the form with all necessary supporting documents to the Eclectic Town Clerk. Incomplete applications will not be processed. For additional information please call the Eclectic Town Clerk at (334)541-4429 during regular business hours.

Please Type or Print Using Ink Pen, Do Not Use Pencil
Do Not Fold & Do Not use Whiteout for Corrections

Applicant Information:

Name of Applicant: _____

Mailing Address: _____

Business Hours Tel. No.: () _____ Fax No.: () _____

E-Mail: (If Available) _____

Property Information:

Name of Owner(s), if different from above: _____

Street Address of Subject Property: _____

Tax Map No: _____ Block No: _____ Lot Number: _____

Size of Subject Property: _____ [] Acres [] Square Feet

Current Zoning Classification of Subject Property: _____

Does the Subject Property Contain any Existing Structures? [] Yes [] No

Was the Lot Platted and Recorded or Existing Improvements constructed prior to July 12, 2004 effective date of the Zoning Ordinance? [] Yes [] No

Project Information:

Do you propose to: (Please check all that apply to your project)

[] Construct a new building or accessory structure on the property?

- Move a new or used structure onto the property?
- Construct an addition to an existing building or accessory on the property.
- Move or relocate an existing building or accessory structure to a new location on the subject property.
- Replace or repair a building or accessory structure that was destroyed by fire or storm.
- Other activity (please explain) _____

Total Cost of Project Including Site Preparation: \$ _____

Please attach a copy of a site plan showing the proposed project activities. The site plan must show the entire boundaries or the subject property.

1. For single family residential projects, the required site plan may be drawn to scale on a survey plat contained in a closing document or a copy of the tax map showing the subject property. In addition the site plan must contain or show the following information as may be applicable to the subject property or project.

- A. The length in feet of all property lines.
- B. The outline of all existing buildings or structures and any proposed buildings, structures or building additions on the property in their proper locations. New buildings or additions should be cross-hatched.
- C. The shortest distance in feet from all property lines to the closest point on any existing building, accessory structure or new construction on the property.
- D. The maximum height in feet of any proposed new structure or addition.
- E. The location of any existing or proposed street access or curb cut.
- F. The location of any known easements on the property other than utility blanket easements.

2. For all other projects, the requirements for site plans refer to Section IX Development Approval Process – Eclectic Zoning Ordinance.

3. Please contact the Town of Eclectic Town Clerk if you have any question as to whether one or more of the items listed below must be included on your site plan.

Utility & State Health Department Clearance:

Eclectic Water and Sewer Board: _____
 (Only in Their Coverage Area) *Approved* *Date*
 (334) 541-2840

Alabama Gas: _____
 (Only In Their Coverage Area) *Approved* *Date*
 1-800-886-8165

Elmore Co. Health Dept: _____
 (Septic System only) *Approved* *Date*
 (334) 567-1171

Note: A 48 hour notice for assistance before locating any utility lines should be given. Elmore County Health Department should only be contacted only when installing a Septic Tank.

Certifications:

Applicant:

I hereby certify and attest that I have reviewed this application, and that to the best of my knowledge and abilities, the information provided in this application is true and accurate. Further, I agree to provide any additional information within my powers that may be required by the Zoning Official to determine the compliance of the proposed property construction or improvement activities with the City of Valley Zoning Ordinance.

_____ Date
Applicants Signature

Property Owner:

I hereby certify and attest that I have reviewed this application, and that, to the best of my knowledge and abilities, the information provided in this application is true and accurate. Further, I agree to provide any additional information within my powers that may be required by the Zoning Official to determine the compliance of the proposed property construction or improvement activities with the City of Valley Zoning Ordinance.

_____ Date
Property Owners Signature

TOWN OF ECLECTIC USE ONLY BELOW THIS LINE

Zoning Official's Information:

Date Filed: _____ Received By: _____

Application Fee Received: \$ _____ [] Cash [] Check # _____

Date Reviewed: _____ Reviewed By: _____

Decision: [] Application Approved [] Application Denied

Zoning Official Signature: _____ Date: _____

Comments: _____

