

Site Development Plan Requirements

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Commercial, Industrial and Multi- Family Site Plans submission shall include three (3) complete sets of construction/architectural drawings, six (6) site plans including a landscaping plan for a complete submission. Submissions must be accompanied by a letter of transmittal listing the scope of the project, contact information, owner/client and detailed information for the proposed development.

Site Plan must include the following:

- \$100 Application and review fee.
- North arrow. Scale of not less than 1" = 100'. Topography at not greater than 2 foot contour intervals.
- Proposed location of all new buildings, additions, extensions, etc with dimensions shown. Location of existing buildings, and other structures.
- Use of all buildings and premises.
- Area, number of lots, and dimensions of all parking to be included. Location of all streets (include new street names), driveways, walks, ingresses and egresses, and curb cuts. All service and loading spaces.
- Location and areas of illumination of all exterior lighting.
- Location, sizes, number and character of all exterior signs. **(Signs require separate permit review)**
- Landscape Plan – location, character, and extent of all landscaping, retaining and screen walls, and other treatment (See landscape ordinance for more detail).
- Provision for surface drainage of the premises. Finished floor elevation and whether or not the site is subject to flooding. Public and private easements noted and use labeled.
- Location of all water and sewer lines with location of all proposed taps shown. Location of fire hydrants.
- Site plans must be sealed and signed by a civil engineer registered in the State of Alabama.

Construction/architectural drawings must include the following information. Architectural plans must be sealed by an architect registered in the State of Alabama (Three (3) complete sets).

Code analysis sheet containing:

- Codes Referenced
- Use and occupancy classification including any applicable special use and occupancy
- General building limits
- Construction types
- Fire-resistant/rated construction
- Interior finishes
- Fire protection systems
- Means of egress/accessibility
- Interior environment
- Energy efficiency
- Roof assemblies and roof top structures
- Electrical, mechanical and plumbing
- Elevators and conveying Systems

Egress Plan sheet containing:

- Travel distance
- Occupant load of individual areas
- Egress capacity

In accordance with *The City of Prattville Code of Ordinances, Appendix-A – Zoning Ordinance, Section 10 – Site Plan Review* the Planning and Development Department must respond within in writing 45 (forty-five) days from the date of the complete submission of the plan. Items omitted at the time of submission may delay approval.