



# 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), & Pools.

Inspection Services Department

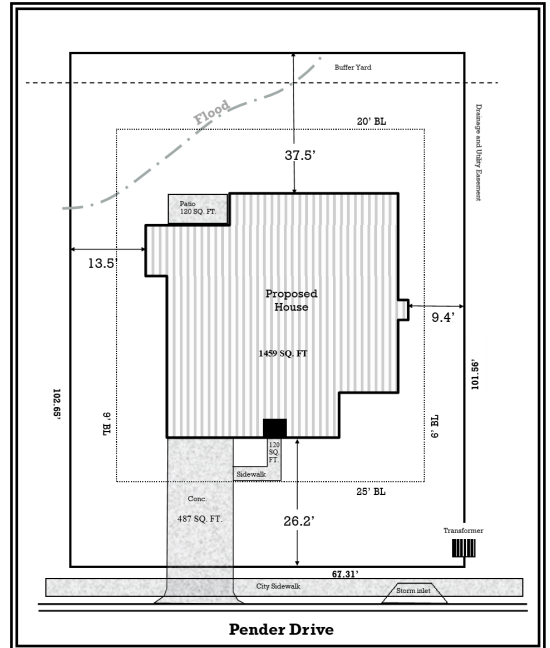
### Inspection Services Department

240 Pine Ave Ste 300  
 Albany, GA 31702  
 Monday through Friday  
 8:00am to 4:30pm  
 inspections@albanyga.gov  
 Inspection Phone 229-302-1855

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, electrical)
- ◆ Driveway location
- ◆ All easements shown on the final recorded plat
- ◆ Porches, patios, 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.

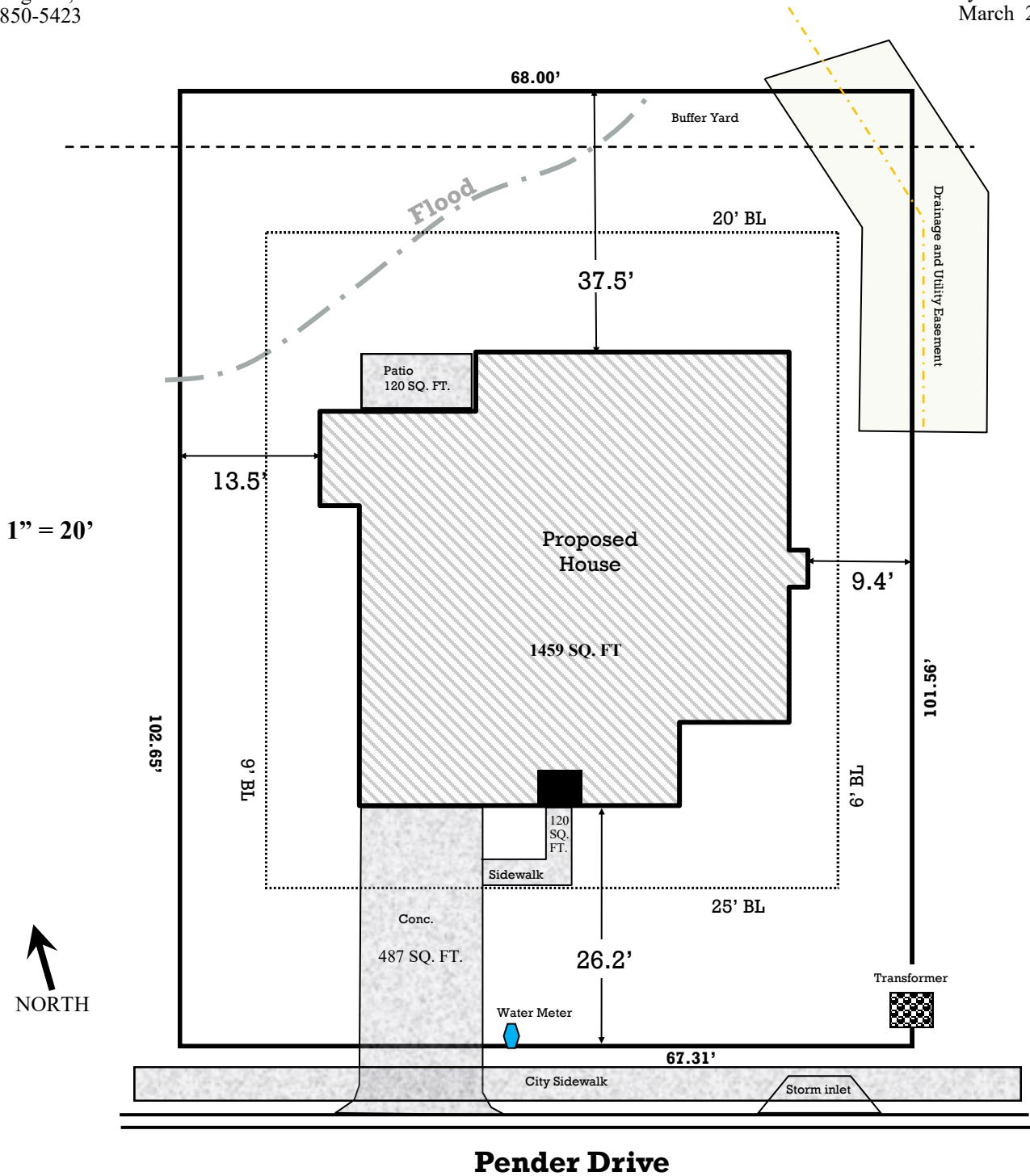
### Performance Neighborhoods:

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



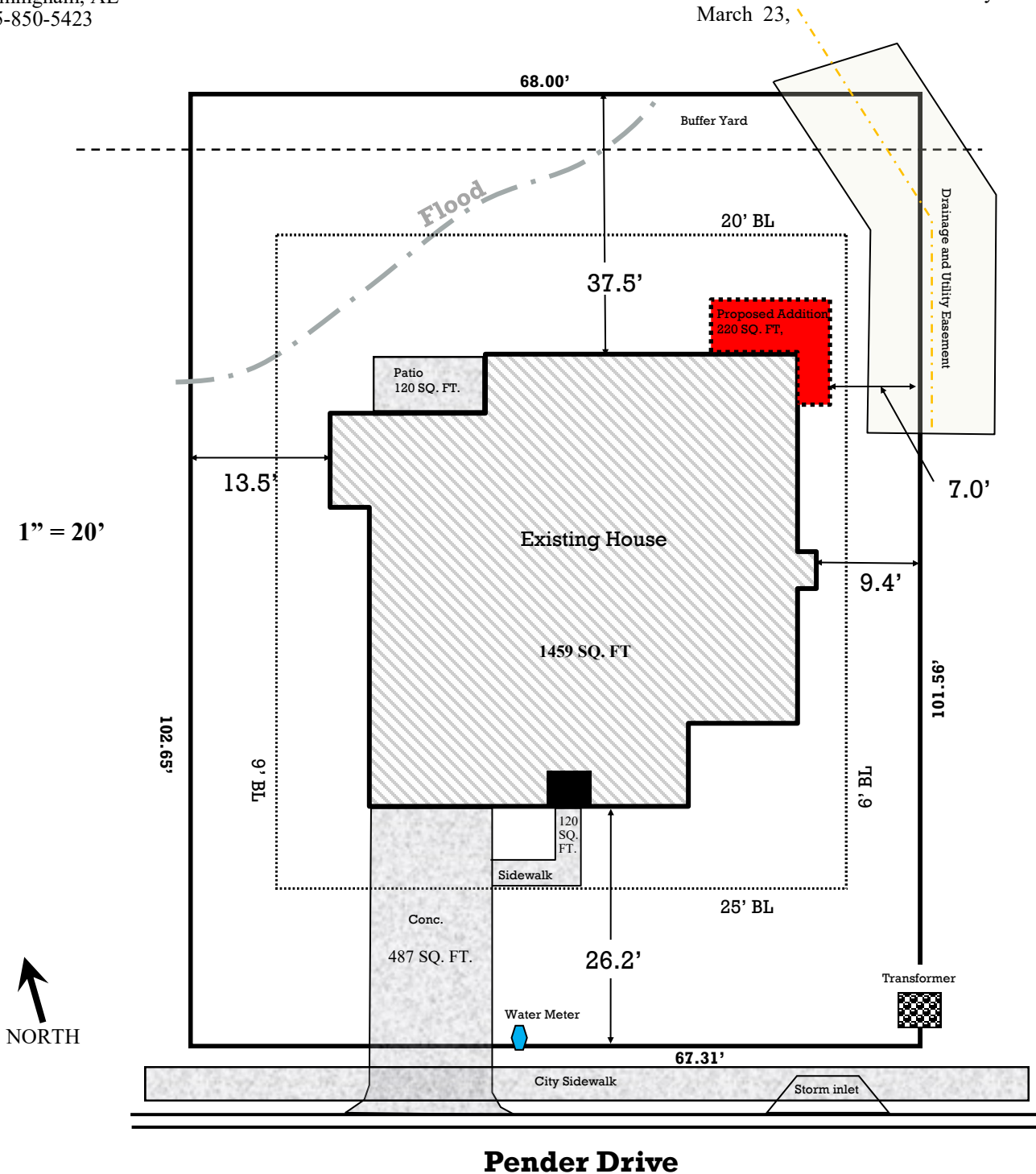
## Pender Drive

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  
 2016



## Pender Drive

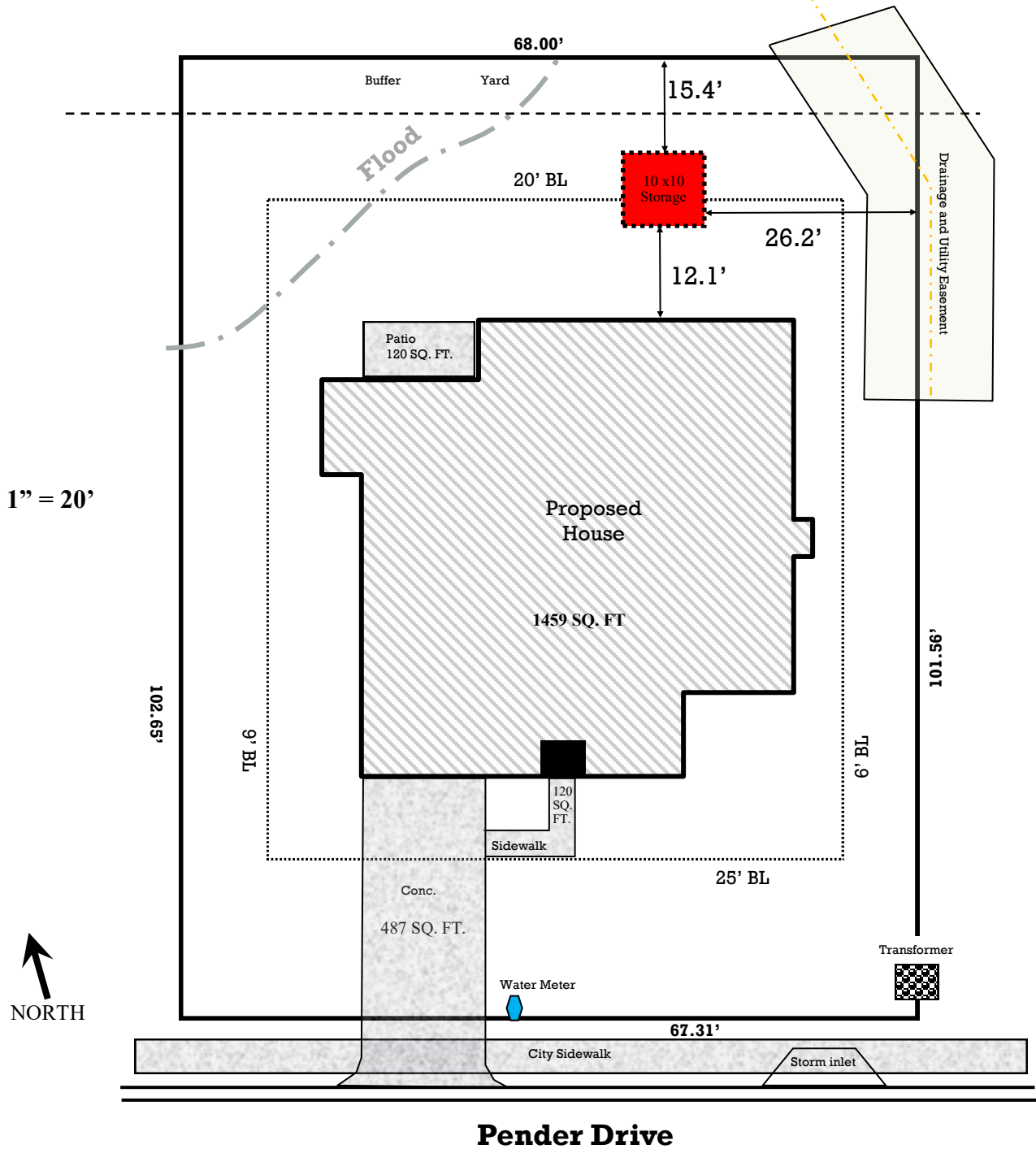
Zone: DDH	Number of Stories: 2	Driveway Area: 487 SQ. FT.	Addition Area: 220	Heated Floor Area: 2276 SQ FT
Housing Type: Single Family	Lot size: 6,865.62' SQ. FT.	Sidewalk Area: 120 SQ. FT	Impervious Area: 2,406 SQ. FT	Total Floor Area: 3045SQ. FT.
Number of Bedrooms: 4	Impervious Area of house: 1,459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