



# Corridor Overlay District Checklist

PROVIDED	NOT PROVIDED	N/A	SECTION/ITEM
			<b>Section 5. Site Design</b>
___	___	___	5 Site plan with no scale smaller than one inch equals fifty feet
___	___	___	5.1 Dimensions and distances
___	___	___	5.1 Property lines and easements
___	___	___	5.1 Landscaping and Buffers
___	___	___	5.1 Public and private rights-of-way
___	___	___	5.2 Existing and proposed buildings and structures
___	___	___	5.2 Signs
___	___	___	5.2 Trash containers
___	___	___	5.2 Fences and walls
___	___	___	5.2 Light poles, power poles, outdoor utility equipment, and structures
___	___	___	5.2 Roof and ground-mounted mechanical appurtenance unites
___	___	___	5.3 Location, height, size, materials, color, and lighting of all signs
___	___	___	5.4 Bodies of water, stormwater detention, drainage structures
___	___	___	5.4 Sanitary sewer lines and facilities
___	___	___	5.4 Water distribution lines
___	___	___	5.5 Driveways
___	___	___	5.5 Accommodations for pedestrians
___	___	___	5.5 Parking areas, existing and proposed parking spaces, access aisles, and other vehicle maneuvering areas; with required landscaping
___	___	___	5.6 All existing and proposed built improvements
___	___	___	5.6 Natural features, such as rock outcroppings, streams, and other landscape elements
___	___	___	5.6 Plant materials keyed to a planting schedule, with botanical names, common names, cultivar (if any), the quantity of materials, size of materials at the time of planting
___	___	___	5.7 Sufficient information and detail to clearly demonstrate that all applicable requirements and standards of this Section are fully satisfied.
___	___	___	5.8 Site plan
___	___	___	5.8a A grading plan which shows all areas of cut and fill and the grade of all finished floor elevations
___	___	___	5.8b An access management plan approved by the Alabama Department of Transportation or the Shelby County Highway Department
___	___	___	5.8c Certification that building orientation, materials, and design comply with the requirements of Section 6

Give written explanation if you check "Not Provided" or "N/A"

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___	___	___	5.8d An exterior lighting plan, which allows compliance with Section 8, including the proposed foot candles of artificial light on and off
___	___	___	5.8e A sign plan, which shows compliance with Section 10
___	___	___	5.8f A landscape plan and an irrigation plan, which shows compliance with Section 12
___	___	___	5.8g An erosion and sedimentation plan, which meets or exceeds the requirements of the City of Pelham Ordinance to Establish Storm Water Management and Water Quality Controls, Programs, Regulations, Prohibitions, and Penalties (Ordinance Number 328)
___	___	___	5.8h Other plans or specifications necessary to show compliance with this Section
___	___	___	5.9 Screening walls and fences shall be compatible in color and materials of the building on the premises
___	___	___	5.10 Location, height, and size of all signs
<b>Section 6. Building Design &amp; Orientation</b>			
___	___	___	6.1 Minimum front building setback from the Corridor Overlay District right-of-way shall be 50'
___	___	___	6.2 Service and loading areas, outdoor storage areas, trash receptacles, utility equipment, mechanical units, satellite dishes, and similar appurtenances shall be located so as to minimize visibility from the public right-of-way and shall be visually screened from view from off the premises.
___	___	___	6.2 Trash receptacles shall be located within a four-sided structure, which completely conceals the trash receptacle. The color and architecture of the structure shall be compatible with that of the building with which it is located.
___	___	___	6.3 The outdoor display of sales merchandise and outside storage shall not be visible from public right-of-way. However, the requirements set forth for outside storage in the applicable underlying zoning district corresponding to each permitted use shall apply.
___	___	___	6.4 Mechanical units shall be ground-mounted whenever possible. However, in all cases, roof-mounted units and ground-mounted units shall be screened from view from the public right-of-way.
___	___	___	6.5 Building orientation shall be such that loading and service areas do not face the Corridor Overlay District right-of-way, except in the case of double frontage lots, where such areas must be located in a rear or side yard which faces the right-of-way.
___	___	___	6.5 All loading and service areas shall be screened from view from off the premises.
___	___	___	6.6 The following materials shall be used as primary exterior building wall finishes on portions of the building that are visible from the Corridor Overlay District right-of-way: brick, stone, glass, wood, stucco, imitation stucco, approved architectural metal, precast concrete, poured concrete, and/or split-face concrete block.
___	___	___	6.7 Nonstructural awnings, covered with cloth, plastic, or other fabric, shall not project more than seven feet from the building wall, shall neither be lower than eight feet nor higher than 14 feet above grade and shall not be internally illuminated.

PROVIDED	NOT PROVIDED	N/A	SECTION/ITEM
<b>Section 7. Fences &amp; Walls</b>			
___	___	___	7.1 Screening walls and fences shall be compatible in color and materials of the building on the premises.
___	___	___	7.2 Fences designed to create privacy or separation shall be made of masonry, ornamental metal, durable wood, vinyl that is designed and fabricated to appear as wood or a combination of these materials. Chain link, plastic, or wire fencing is not permitted for fences visible from public property.
___	___	___	7.3 When visible from public property, solid fences shall have an evergreen-landscaped strip on the Corridor Overlay District right-of-way side of the fence.
___	___	___	7.4 Fences and walls shall not restrict traffic intersection sight lines.
<b>SECTION 8. Exterior Lighting</b>			
___	___	___	8.1 Lighting shall have underground electric service, except where the lights, service poles, and wires are not visible from public right-of-way.
___	___	___	8.2 The intensity, location, and design of lighting shall be such that not more than one foot-candle of light is cast upon adjacent property or the public right-of-way.
___	___	___	8.2 Light fixtures shall be designed to cast light downward.
___	___	___	8.2 Where necessary, cut-off devices shall be used to minimize glare off premises.
___	___	___	8.3 Exterior lights shall not exceed 20 feet in height.
___	___	___	8.4 Wooden light poles are prohibited on private property.
___	___	___	8.5 Light poles and fixtures shall be compatible with the architecture of the buildings on the premises.
___	___	___	8.6 Flashing, blinking, or intermittent lights, or bare neon tubing, are prohibited.
<b>SECTION 9. Grading &amp; Drainage</b>			
___	___	___	9.1 Slopes steeper than a three-to-one slope (3 horizontal to 1 vertical) are prohibited.
___	___	___	9.2 The exterior surface of retaining walls shall be compatible with the architecture and site design of the property.
___	___	___	9.3 Retaining walls which exceed eight feet in height and are visible from public right-of-way shall be visually screened with vegetation.
___	___	___	9.4 In areas that are visible from the public right-of-way, subsurface drainage structures and grass swales shall be used to manage stormwater.
___	___	___	9.4 Open ditches are prohibited.
___	___	___	9.5 The use of crushed granite or limestone for slope stabilization is prohibited in the public right-of-way and areas which are visible from the through and auxiliary lanes of the Corridor Overlay District right-of-way.
___	___	___	9.6 Prior to the issuance of a certificate of occupancy for the premises, all slopes shall be stabilized with grass or other evergreen groundcover or other vegetation.

PROVIDED  
 NOT PROVIDED  
 N/A  
 SECTION/ITEM

**Section 10. Signs**

- |     |     |     |      |  |
|-----|-----|-----|------|--|
| ___ | ___ | ___ | 10.1 | Sign Materials shall be coordinated with the exterior cladding of the structures.                                  |
| ___ | ___ | ___ | 10.2 | Any signage is in accordance with the requirements for specific uses set forth in Article XXII - "Sign Ordinance." |

**SECTION 11. Parking Regulations**

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|-----|-----|-----|------|---|
| ___ | ___ | ___ | 11.1 | Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Article XXIII - "Off-Street Parking and Loading Requirements". |
|-----|-----|-----|------|---|

**SECTION 12. Landscape Buffer Requirements**

- |     |     |     |      |  |
|-----|-----|-----|------|--|
| ___ | ___ | ___ | 12.1 | Landscaping and buffers are in accordance with the requirements for specific uses set forth in Article XXIV - "Supplementary Regulations and Modifications" - Section 9 - "Landscaping and Buffers". |
|-----|-----|-----|------|--|

Give written explanation if you check "Not Provided" or "N/A" on any item on the full list.

STAMP HERE \_\_\_\_\_ Design Engineer \_\_\_\_\_ Date

STAMP HERE \_\_\_\_\_ Architect \_\_\_\_\_ Date