

3:9.2 Site Plan Submittal Requirements

Two reproducible copies of the site plan meeting the requirements of this section must be submitted to the Planning Commission office. No building permit shall be issued until site plans have been reviewed and approved by the Planning Commission following the process outlined in Section 3:9.1.

In order to ensure proper and expeditious review, the site plan must meet the following criteria:

- A. The site plan must be drawn to a scale of not less than 100 feet to 1 inch by a registered engineer/surveyor of the State of South Carolina;
- B. A vicinity map, title block, scale, north arrow, site size, and property line survey;
- C. The location of any utility easements;
- D. The land use of every part of the site and the number of acres devoted to each use;
- E. The site's traffic circulation plan, including the location of curb cuts and points of ingress/egress, and also including the location and width of all streets, drives, medians, service areas, dumpster pads, entrances to parking areas, etc.;
- F. The site's parking plan, including all off-street parking, loading/unloading areas, and structures, and also including all parking spaces and their dimensions;
- G. Storm Water Management and Sedimentation and Erosion Control Plans, which must be submitted to the County Soil and Water Conservation District;
- H. The site's sign plan, which includes all exterior signage of the development;
- I. The site's lighting plan, including the location, height, and type of all exterior light fixtures;
- J. If applicable, the location of all proposed nonresidential buildings or structures, their general exterior dimensions, and gross square footage;
- K. If applicable, the location of all proposed residential structures, their general exterior dimensions, the number of residential dwelling units by type, and the number of the bedrooms in each unit;
- L. If applicable, the site's pedestrian circulation plan, including the location of all sidewalks, paths, trails, etc, and the dimensions thereof;
- M. The screening and landscape plan for the site; including the location, size, and type of plant material;
- N. Specifications indicating the proposed treatment or improvements of all open space areas and the delineation of those areas proposed for specific types of developed recreational activities;
- O. Elevations of proposed development;
- P. Perspective sketch indicating colors and materials of all structures and screening.