

MAJOR SITE PLAN CHECKLIST

Definition: A major site plan exceeds the threshold requirements as defined for a minor site plan established in 7.c.1.a. A Major site plan shall; encompass more than five (5) acres or; is occupied by more than one building or; have off-street parking requirements of greater than thirty-five (35) spaces or; a combination of these requirements.

Project Name: _____
Project Number: _____
Project Location: _____
Tax Map #: _____
Developer/Engineer: _____

of Copies Submitted: _____
Date Submitted: _____
Dates of Correspondence: _____
Date Certified Complete: _____

<u>Item</u>	<u>Submitted</u>	<u>Comments</u>
a. Name and address of owner:	_____	_____
b. Name and address of applicant:	_____	_____
c. Name, signature, license number, seal and address of engineer, land surveyor, architect, planner, and/or landscape architect involved in preparation of site plan:	_____	_____
d. Title block:	_____	_____
e. Tax map sheet for property:	_____	_____
f. Street location:	_____	_____
g. Location map showing location of tract with reference to surrounding properties, streets, municipal and county boundaries:	_____	_____
h. North arrow:	_____	_____
i. Numeric scale:	_____	_____
j. Graphic scale:	_____	_____
k. Signature blocks and state registration number (if applicable)		
	Planning Director: _____	_____
	Zoning Administrator: _____	_____
	City or County Engineer: _____	_____
	Project Engineer: _____	_____
	Project Land Surveyor: _____	_____
	Owner of Project: _____	_____
l. Acreage of tract (nearest 1/10 of acre):	_____	_____
m. Current zoning:	_____	_____
n. Proposed zoning:	_____	_____
o. Meets and bounds description:	_____	_____
p. Certification of SC Certified Land Surveyor or Civil Engineer:	_____	_____

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein."

q. Date of original plan/revisions: _____
r. Size/location of existing structures: _____

- s. Size/location of proposed structures: _____
- t. Building setback dimensions: _____
- u. Existing/proposed streets/alley ways (including ROW widths, pavement widths, & St. names): _____
- v. All proposed lot lines and area of lots in sq. ft.: _____
- w. Front yard setback line as per zoning district requirements: _____
- x. Copy and/or delineation of existing/proposed deed restrictions/covenants: _____
- y. All existing water courses (w/in 200 ft. of property): _____
- z. Flood plains (w/in 200 ft. of property): _____
- aa. Wetlands or other environmentally sensitive areas (w/in 200 ft. of property): _____
- bb. Detailed utility infrastructure plans (sanitary sewer/water/stormwater/telephone/electric/cable tv): _____
- cc. Landscape Plans w/ details: _____
- dd. Site identification signs: _____
- ee. Traffic Control Signs and directional signs: _____
- ff. Parking plan showing:
 - Size of parking space: _____
 - Type of parking space: _____
 - Aisle width: _____
 - Curb cuts: _____
 - Drives/driveways: _____
 - All ingress/egress areas and dimensions: _____
 - Traffic study: _____
- gg. Architectural plans and elevations showing main & accessory structures: _____
- hh. Contour lines: _____
- ii. All existing/proposed fire hydrants: _____
- jj. Location of dumpsters and screening: _____
- kk. All on-site easements: _____
- ll. Areas designated for public use w/ conditions governing use: _____
- mm. Correct street name and address: _____
- nn. Statement acknowledging presence of noise and/or accident potential zones for Shaw AFB and/or Sumter Airport: _____

"This site plan shows property which lies (wholly) or (partially) within a designated APZ and/or Noise Zone and is subject to the additional development requirements imposed by the Sumter City-County Zoning Ordinance"