

REQUIRED INFORMATION FOR MAJOR SITE PLAN APPLICATION

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.

The following information is required for review for all Major Site Plan Applications as per Article 7, Article 8, and Section 9.c.5 of the Zoning & Development Standards Ordinance.

Please submit five (5) copies of all requested information. If one or more of the following items does not apply to your site please provide certifying documentation.

- a. Name, address of owner and applicant;
- b. Name, signature, license number, seal and address of engineer, land surveyor, architect, planner, and/or landscape architect involved in preparation of the site plan;
- c. Title block, tax map sheet number for the property, and the street location;
- d. A location map showing location of tract with reference to surrounding properties, streets, municipal and county boundaries;
- e. North Arrow and numeric and graphic scale;
- f. Signature blocks and state registration numbers (if applicable) for the Planning Director, Zoning Administrator, City or County Engineer, Project Engineer, Project Land Surveyor, Owner of Project;
- g. Acreage of tract to the nearest tenth of an acre and the current and/or proposed zoning of the tract;
- h. Meets and bounds description of a major site plan shall meet the standards in the South Carolina Land Surveying Regulations in chapter 49, Article 4, Section 460;
- i. A certification by a South Carolina Registered Land Surveyor or Civil Engineer which contains a statement as follows:

“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”.
- j. Date of original and all revisions;

- k. Size and location of any existing or proposed structures with all setback dimensions shown. Location and dimensions of any existing or proposed streets and alley ways including all rights-of-way widths, pavement widths, and street names;
- l. All proposed lot lines and area of lots in square feet. All lot lines with dimensions to the nearest one-hundredth (100th) foot and bearings to the minute. Minimum front yard building setback lines as per the zoning district requirements;
- m. Copy and/or delineation of any existing or proposed deed restrictions or covenants;
- n. All existing water courses, flood plains, wetlands or other environmentally sensitive areas on within two hundred (200 ft) feet of the site;
- o. Final detailed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV;
- p. Landscape plans and details. Site identification signs, traffic control signs, and directional signs;
- q. Parking plans showing spaces, size and type, aisle width, curbs cuts, drives, driveways, and all ingress and egress areas and dimensions;
- r. Traffic study in accordance with 7.d.10 for any project that meets the following criteria:
 - Any project that generates a need for 100 or more off-street parking spaces as determined in Article 8, Section J;
 - A truck or bus terminal, including service facilities designed principally for such uses;
 - Any project with two (2) or more principle uses or buildings and one hundred thousand square feet (100,000 sq. ft.) of gross floor area.
- s. Any architectural plans and elevations showing proposed main and accessory structures;
- t. Contour lines at vertical intervals of at least two (2 ft) feet for land with an average natural slope of four (4 %) percent or less, and at intervals of at least five (5 ft) feet for land with an average natural slope exceeding four (4%) percent;
- u. All on-site easements, railroads, utility transmission lines, culverts, bridges, storm drainage ditches, wooded areas, noise and accident potential zones around Shaw Air Force Base and Sumter Airport, where applicable;
- v. Location of existing/proposed fire hydrants;
- w. Location of dumpsters and screening;

- x. Parks, schools sites, and other areas, designated for public use if any, with any other conditions governing their use;
- y. Correct street name and street address in accordance with the provisions of applicable street naming and property numbering requirements of the Sumter Assessor's Office;
- z. Statement acknowledging the presence of noise and/or accident potential zones delineated for the Shaw Air Force Base and/or the Sumter Airport with a statement stamped on the Final Plat as follows:

“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”.