

## COLLETON COUNTY PLANNING AND DEVELOPMENT

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### **MINOR SITE PLAN REQUIREMENTS AND CHECKLIST**

Minor site plans shall be required for single-family and two-family residential homes, and any development with the following:

#### **SEE COLLETON COUNTY, SC MUNICODE (CODE OF ORDINANCES) 14.08-8.030. - PERMITS**

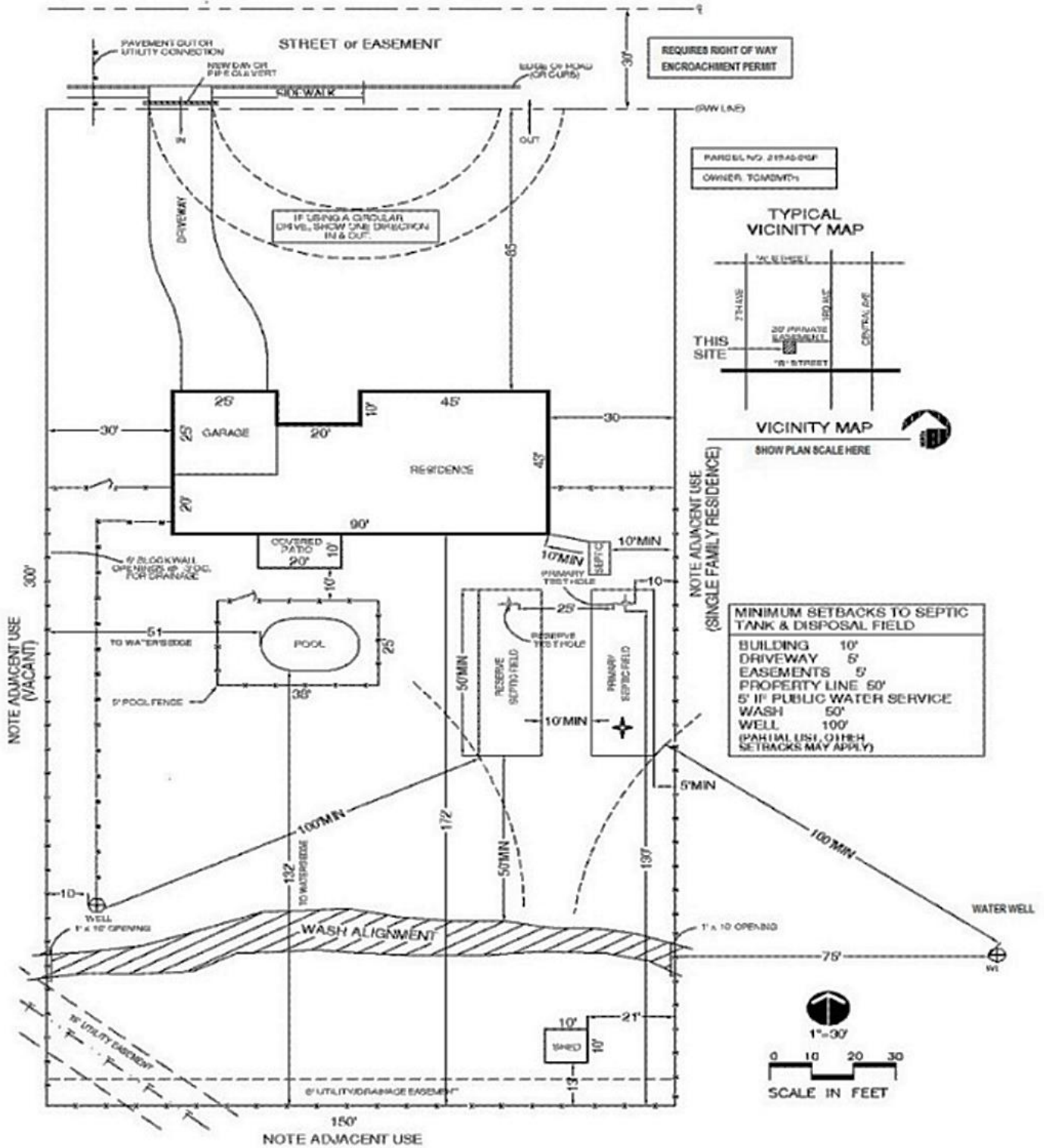
- A. All accessory structures and any use with less than 2,500 square feet of building area;
- B. Commercial developments or any use with less than ten parking spaces required or provided; and
- C. Less than one acre of land with any nonresidential use.
  - 1. Shape, acreage, and actual dimensions of the lot to be built upon;
  - 2. Location of lot with respect to any rights-of-way, easements and water features;
  - 3. Existing and proposed use of the building or land;
  - 4. Location and size of existing and proposed structures, and any to be removed;
  - 5. Required building setback lines;
  - 6. Required buffers and landscaping;
  - 7. Location and dimensions of any required parking and driveways;
  - 8. Private water/septic system approval by DHEC (if applicable); and
  - 9. Such other information as deemed necessary by the Director
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#### **ADDITIONAL SITE PLAN REQUIREMENTS**

- Minimum Sheet Sizes:
  - 8.5 x 11 for 2 acres or less
  - 11 x 17 for five acres or less;
  - ANSI C - 17 x 22 (Arch C - 18 x 24) for 15 acres or less;
  - ANSI D - 22 x 34 (Arch D - 24 x 36) or larger for anything else.
- Dimensions are required for all setbacks (structures and zoning), buffers, well, and septic system (tank and drain field)
- FEMA and Wetlands
  - Flood boundary lines and noted flood zone, if applicable (**SFHA PARCEL**)
  - OCRM Critical Line(s), if applicable (**SFHA PARCEL**)
  - Wetlands (National Wetlands Inventory – USFWS) **PREFERRED BUT OPTIONAL**
  - Ground Elevation (Contour Lines) (**SFHA PARCEL LOT BUT MAY BE REQUESTED ON ALL PARCELS (FLOOD AND NON-FLOOD)**) Prior to any fill (Supporting documentation must be provided – contact Floodplain Admin. for more details)
- Tree Survey (**14.08-4.030 (E)**)

□ Notes

- Please see section 14.08-4.030. - Landscaping and screening installation, protection, and maintenance
- Adding Fill may require a drainage plan and additional supporting documentation



SAMPLE ONLY (DRAWING SHOWN IS NOT TO SCALE)  
 ADDITIONAL DETAILED PLANS MAY BE REQUIRED.