

## SITE PLAN CHECK LIST

Please complete, sign and return this list (along with site plan) to the City of York Planning Department.

Name of Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property owner: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Zoning district: \_\_\_\_\_ Proposed use: \_\_\_\_\_

Tax map number: \_\_\_\_\_ Existing use: \_\_\_\_\_

Lot acreage: \_\_\_\_\_

The following information must be on the plans. Please use the space to the left of the requirements to indicate where on the plans the information may be found:

1. \_\_\_\_\_ Name of development
2. \_\_\_\_\_ Developers' name, address and phone number
3. \_\_\_\_\_ Date of plans (with dates of revisions)
4. \_\_\_\_\_ Scale (should not be less than 1"= 50')
5. \_\_\_\_\_ North arrow
6. \_\_\_\_\_ Name, address, phone number and seal of individual or firm preparing the plan
7. \_\_\_\_\_ Vicinity map (at a scale of not less than 1"= 1 mile)
8. \_\_\_\_\_ Topography of site, existing and proposed
9. \_\_\_\_\_ Size of lot
10. \_\_\_\_\_ Size and site to be developed
11. \_\_\_\_\_ Adjacent property owner's names
12. \_\_\_\_\_ Adjacent property uses and zoning districts including types of structures on property (if any)
13. \_\_\_\_\_ Property boundary description and dimensions
14. \_\_\_\_\_ Location of existing structures, their dimensions, elevations and uses
15. \_\_\_\_\_ Location of proposed structures, their dimensions, elevations and uses
16. \_\_\_\_\_ Exterior lighting plan (lights to be arranged not to interfere with traffic or adjoining residential areas)
17. \_\_\_\_\_ Landscaping plan (type of plants, height, etc.)
18. \_\_\_\_\_ Signage plan in accordance with Section XII of the Zoning Ordinance

19. \_\_\_\_\_ Traffic circulation plan, including parking as specified in Article XI. Plan must show proposed location and dimension of parking areas, driveways and egress/ ingress points.
20. \_\_\_\_\_ Dimensions for egress/ ingress points from adjacent property lines must be indicated as well as street intersection and driveways. No driveway shall be located closer than 15 feet from intersection of a public street as measured along the right of way. Driveways shall be a maximum of 30 feet in width and shall be at least 30 feet apart, except residential areas.
21. \_\_\_\_\_ Location, dimension, and planting schedule for bufferyards as described in landscaping ordinance
22. \_\_\_\_\_ Approximate location of telephone, gas and power lines
23. \_\_\_\_\_ Existing and proposed easements and rights of ways
24. \_\_\_\_\_ Location and elevation of drainage ways and floodways
25. \_\_\_\_\_ Number and date of the FEMA panel where property is shown
26. \_\_\_\_\_ Exact ratio of open space and the designated areas specifying the type of open space to be maintained where applicable
27. \_\_\_\_\_ Exact ratio of impervious surfaces to lot area
28. \_\_\_\_\_ Section number from zoning ordinance where use is listed as permitted
29. \_\_\_\_\_ Dimensions of setbacks
30. \_\_\_\_\_ Distance between main buildings
31. \_\_\_\_\_ Heights of buildings
32. \_\_\_\_\_ Lot width
33. \_\_\_\_\_ Street frontage
34. \_\_\_\_\_ A grading permit shall be obtained. Please provide written verification of such a permit

#### APPLICANT'S CERTIFICATION

I (we) hereby certify that to the best of my knowledge these plans contain all the information required by the Zoning Ordinance of the City of York and as referenced by this application. I also certify that all land disturbing activities including clearing, grading, construction and development will be done pursuant to this plan and agree to indemnify any person damaged by failure to comply with the approved plan. City, County and State authorities will be allowed to enter upon the project site provided they present appropriate credentials.

Applicant's Signature	
Date	

*This form is to be used as a checklist in helping to obtain an approved site plan from the City of York Planning Department. This is not to be construed as containing all items to be addressed or required by the City of York. All correspondence should be sent to City of York, Planning Department P.O. Box 500 - 10 N. Roosevelt Street , York SC 29745 (Phone 803-684-2341) (Fax 803-628-0562). Site plan fee of \$300.00 must be paid prior to review by the Planning Commission.*