CITY OF GOOSE CREEK LAND USE APPLICATION

TODAY'S DATE: _____

PART I. PURPOSE OF SUBMITTAL

☐ Site Plan ☐ Plat Review ☐ Rezoning*

☐ Subdivision (*See Checklist*) ☐ Variance* ☐ Conditional Use Permit*

PART II. GENERAL INFORMATION

1. Development Name: _____
2. Street Address: _____
3. TMS #: _____-_____-_____-_____
4. Zoning Classification: _____

   Requested Classification: _____ (For rezonings only)
5. Total Site Acres: _____

GOOSE CREEK ZONING DISTRICTS

CO: Conservation Open Space	GC: General Commercial
LI: Light Industrial	NC: Neighborhood Commercial
R-1: Residential Low Density	RC: Restricted Commercial
R-2: Residential Medium Density	PD: Planned Development
R-3: Residential High Density	PD-MH: PD for Mobile Home

PART III. CONTACT INFORMATION

Owner/Developer Name: _____

Street Address: _____ City:_____ St: ____ Zip: _____

Telephone: _____ Cell Phone: _____ Fax: _____

E-mail Address: _____

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: _____

Proposed Total Building Area (gross sq. ft.): _____

Max. Building Height: _____ Total Number of Buildings/Units/Lots: _____

AGENT WAIVER

In filing this plan as the property owner, I do hereby agree and firmly bind myself, my heirs, executors, administrators, successors and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City of Goose Creek, South Carolina. I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.

Print Name: _____ **Date:** _____

Signature: _____

The following check list is intended to serve as a guide for the applicant. It is used by the City of Goose Creek Department of Planning and Zoning. Please keep this checklist for your records as it is not part of the application.

Site plans at a scale of 1"=40', or such other scale as agreed upon by the Administrator, shall be provided in triplicate to the Department of Planning. Where applicable, sheets shall contain a referenced name of project, name of plan phase, date, scale, north arrow, list of revisions and associated dates, sheet number, contact information, stamp of registered professionals responsible for the content of said sheet, applicable notes, and other appropriate information. Although additional sheets are permitted, the site plan shall consist of the following sheets in the following designated order:

Cover Sheet
Sheet 1: Site Context Map
Sheet 2: Site Survey, Analysis, and Existing Conditions
Sheet 3: Site Design Sketch
(Should demonstrate how proposed design corresponds to existing site encumbrances, resources and opportunities conveyed in Sheet 2.)
Sheet 4: Plan Information
Sheet 5: Site Layout Plan
Sheet 6: Site Materials Plan
Sheet 7: Site Grading Plan
Sheet 8: Landscaping Plan
Sheet 9: Drainage and Erosions and Sedimentation Control Plan
Sheet 10: Site Utilities Plan
Sheet 11: Lighting Plan

General Information to be Indicated on Plans:
***(May appear in the Notes section of the plans*)**

- ☐ Name of the development, phase number, name of the owner, TMS number
- ☐ Designated zoning district
- ☐ Zoning compliance with Land Use Table (Reference *Annex B*)
- ☐ Location and size of proposed parks, school sites, useable open spaces, and designated ownership of said areas
- ☐ Setbacks; required and proposed
- ☐ Proposed streets with right-of-way widths and cross sections
- ☐ Site acreage within the project boundaries
- ☐ Restrictive covenants prior to recorded, for established H.O.A. only
- ☐ Drainage pond (s) ownership

Lot requirements:

- ☐ Subdivision meets minimum lot sizes, widths, depths and setbacks. (Reference *Annex D*).
- ☐ No excessive lot depth; not less than 1 nor more than 2 1/2 times of the lot widths.
- ☐ Indicate size of each lot in acreage or sq ft.
- ☐ On small or irregular lots, floor plans should be superimposed within setback lines.

Streets/Sidewalks/Curbs:

- ☐ Indicate proposed road name(s). Road names subject to the Planning Commission's approval.
- ☐ **Street**: 50'wide, 24'paved (curb-to-curb), min 6" ROC, min 1½" asphalt, 4" reinforced concrete.
- ☐ Subdivision should have 2 entrances / exits.
- ☐ Cul-de-sacs have turnarounds every 800 feet.
- ☐ No more than 2 streets should intersect.
- ☐ Street intersections not less than 75°.
- ☐ Minimum street jog - 150 linear ft.
- ☐ Sidewalks detail (cross-section) - 3' from curb, 4' wide.
- ☐ Curbing is required. Plans must show curbs/gutters detail (cross-section); minimum 18" concrete roll.

Pedestrian Paths:

- ☐ Pedestrian connectivity (trails/bike paths) shall be considered throughout the subdivision as well as to neighboring subdivisions/sites, where possible.
- ☐ Sidewalks are required on both sides of the street.

Design:

- ☐ Architectural conformity. (Residential subdivisions are not subject to the ARB.)
  (Style, general design, area in sq ft. of living area, external siding material, overall treatment)

Trees:

- ☐ Clear cutting is prohibited.
- ☐ Provide a complete tree survey. (See *Tree Ordinance*, adopted 2/12/08)
- ☐ Coordinate with staff on clearing of areas based on approved tree surveys and approved trees to be saved.
  - Staff's approval letter is required prior to clearing of property.
  - Initial clearing of land should limited to roadways, easements, and building envelope areas only. Any further cutting of trees should be coordinated with staff.

Landscaping/Buffers:

- ☐ 15' buffer required for separating incompatible land use districts; to soften undesirable effects of noise, glare odor, significant use intensity or density changes.
- ☐ A combination of natural vegetation and screening/fencing. Height of natural buffer must be 6 feet in 3 years.
- ☐ Landscaping is required around detention/retention ponds.

Open Space

- ☐ Open space must be incorporated into the plan and not left to the peripheral layout.
- ☐ For residential sites, open space must be *useable* (i.e. amenitized parks, recreation areas, and dog parks.)
- ☐ Wetlands do not count toward open space requirements.
- ☐ Open space for residential / multi-family, over 20 bldg. lots, or 5 acres. The open space equation is:

$$\frac{\text{NO. OF UNITS} \quad \mathbf{X} \quad \text{SQ. FT. OF AVERAGE UNIT} \quad \mathbf{X} \quad .375 \text{ DENSITY FACTOR}}{43{,}560 \text{ SQ. FT.}} = \textbf{REQUIRED ACREAGE FOR INCORPORATED OPEN SPACE}$$

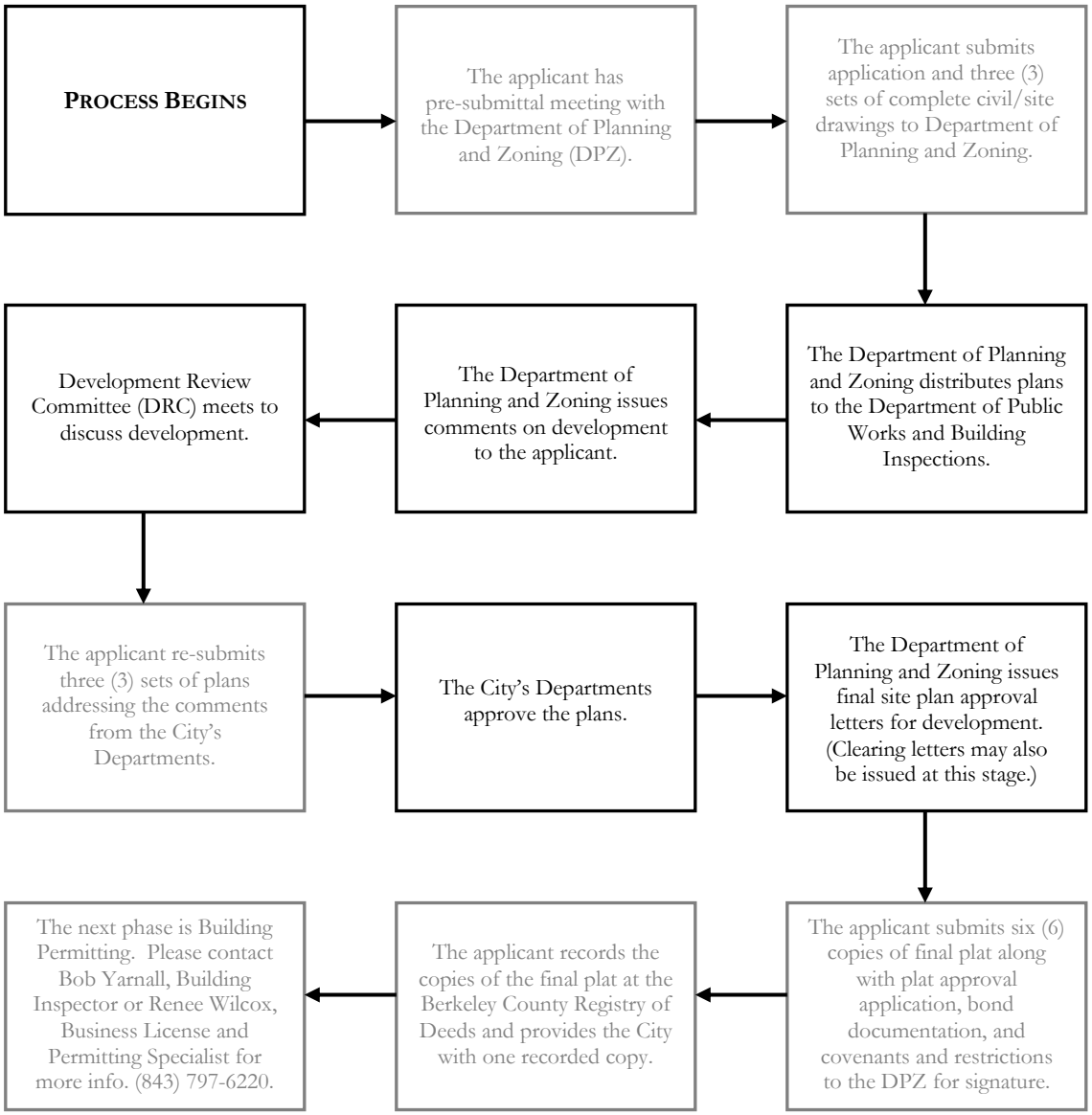
- ☐ The required acreage for open space shall be indicated on the plan and labeled with acreage and ownership.

Utilities/Lighting:

- ☐ Utilities must be underground.
- ☐ Utilities should be to the rear of properties.
- ☐ Public water and sewer.
- ☐ Indication location of pump station with tall antenna pole.
- ☐ Security lighting: 1 per 6 **residential lots** and 1 per 40,000 sq ft. of land in the development of **PD**

Drainage:

- ☐ Must comply with MS4 requirements. (Reviewed by the City's Department of Public Works.)
- ☐ Indicate all Stormwater Management Facilities. Include proposed off-site improvements to convey stormwater
- ☐ Show connection to existing public or private systems. Show places where runoff enters the site from adjacent area and how it will be conveyed.
- ☐ Identify existing and proposed drainage easements.
- ☐ Identify existing and proposed impervious surface areas.
- ☐ Delineation of the 100-year floodplain
- ☐ Delineation of any federally regulated wetlands on site.
- ☐ Identify drainage conflicts (clogged/undersize systems) in and downstream of the site that may result in system surcharge or flooding.
- ☐ Provide temporary erosion and sediment control measures to be implemented during construction.
- ☐ Permit will be required prior to the commencement of land clearing and construction activities.
- ☐ Drainage flow of each lot shown on drainage plan.
- ☐ Provide detail drawings of swales, ditches, inlets, head walls, detention ponds, and outlet structures.
- ☐ Drainage ditch (2:1 sidewall slope only, all other ditches shall be piped).
- ☐ If swales are used, maximum 18", cross-section of swales.



FLOWCHART KEY

Requires actions on behalf of applicant.

Internal process; applicant not involved.

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