

## SITE PLAN REQUIREMENTS

A complete zoning application and \$250.00 fee must be submitted 30 days prior to review by Board of Supervisors. Submit 3 complete sets of scalable plans (minimum 24 X 36) for review and email a PDF to [rlawrence@rankincounty.org](mailto:rlawrence@rankincounty.org).

- 1. Lot lines (property lines).
- 2. The zoning of adjacent lots.
- 3. The names of owners of adjacent lots.
- 4. Rights-of-way of existing and proposed streets, including streets shown on the adopted Thoroughfares Plan.
- 5. ACCESS WAYS: curb cuts, driveways, and parking (including number of parking spaces to be provided) and loading areas.
- 6. All existing and proposed easements.
- 7. All existing and proposed water and sanitary sewer lines; also, the location of all existing and proposed fire hydrants.
- 8. Drainage plan showing all existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off-site and on-site sources. Show latitude and longitude on spillway of detention/retention ponds.
- 9. If request by Zoning Administrator, contours at vertical intervals of five (5) feet or less.
- 10. Floodplain zone designations according to maps prepared by the Federal Emergency Management Agency, Federal Insurance Administration, and any proposed floodway modifications.
- 11. Landscaped areas and planting screens required by section 404.
- 12. Building setback lines and the location of all structures, existing and proposed.
- 13. Proposed uses of the land and buildings, if known.
- 14. Open space and recreation areas, when required.
- 15. Area (in square feet and/or acres) of parcel.
- 16. Proposed gross lot coverage in square feet (i.e., that portion of a lot occupied by buildings and structures).
- 17. Number and type of dwelling units (where proposed).
- 18. A "development plan" (see Section 709.04) when staging of development is proposed including a lot take down schedule.
- 19. Any additional data necessary to allow for a thorough evaluation of the proposed use.
- 20. Proposed elevations (all four sides) indicating the general design, style, and architecture of the building or structure.
- 21. Proposed materials and color schemes to be utilized in the construction of the exterior of buildings and structures.
- 22. Number of stories and total square feet, including a notation as to the square footage on each floor or level.
- 23. Proposed height in feet.
- 24. Provide a coloring rendering of the proposed structure.
- 25. Color pictures of adjacent properties and any structures on subject property.