



Berkeley County Planning and Zoning Site Planning Quick Reference



All Plans submittals shall be made in a digital formal via the [E-Review Portal](#). Please refer to the [Development Review Services Webpage](#) for more information.

This Checklist serves as a reference tool for navigating the site planning requirements established in the [Berkeley County Zoning and Development Standards Ordinance as well as Chapter 59, the Land Development and Subdivision Regulations of Berkeley County](#).

COMPLIANT			APPLICABLE
YES	NO	N/A	PLAN REQUIREMENT
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Zoning:</u> What is the property's zoning? _____ Please note that if the property is zoned PD, please refer to the specific standards contained therein.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any overlay districts that affect the development of this property? If Yes, which: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Use:</u> The proposed use and density is supported in the underlying Zoning District as indicated in the Use Table found in Article 4.3 of the Zoning Ordinance and/or the applicable District Standards. What type of Use: _____ <input type="checkbox"/> By-Right Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Exception Use <input type="checkbox"/> Prohibited Use – Elaborate Below: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Internal Coordination/Consistency.</u> Are there any open code cases, holds, or pending submittals that should be resolved prior to review or approval?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Conditional Use:</u> If the proposed use is subject to conditions, the intended development/use shall demonstrate conformance to all applicable conditional use standards established in the applicable Zoning District and/or Article 11.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Is the subject property contained in a designated Flood Hazard Area?</u> <ul style="list-style-type: none"> • Is a Hydrologic and Hydraulic (“H and H” or “Flood Study”) required? If so, it will need to be prepared and submitted for review (through the Plan Case Admin) to the Engineering Dept and concurred to prior to Plan approval. • Review/concurrence from the Floodplain Manager is required prior to plan approval.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>911/Addressing Coordination.</u> New required addresses have been issued and name(s) of accesses reserved by the 911 Addressing Division.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Traffic Impact Analysis:</u> A Traffic Impact Analysis (TIA) will be required with applications for rezoning, Preliminary Plans, Single-Site Development (Site) Plans, and certain special exceptions in accordance with the process and criteria set forth in Section 59-72 of the Code of Ordinances. The first step is to apply for the Preliminary Traffic Assessment .
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Residential Street Impact.</u> No non-residential Development shall increase the traffic on an existing residential Subdivision Street with at least 300 average daily trips by more than 25% unless mitigated as pursuant to Chapter 59.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>TIA Consistency.</u> Does the plan incorporate the mitigation contemplated in an associated TIA to meet explicit Traffic Service Standards?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>On/Off-Site Infrastructure Improvements. Does this project necessitate utility main extensions, construction of public water/sewer facilities, or roadway improvements?</u> Off-site transportation improvements, when required as determined in the TIA, and other infrastructure improvements (utility main extensions or public facilities) shall be contemplated in an accompanying/dually processed preliminary plan (PLPR), reviewed through TRC,



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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>constructed with site improvements, and inspected/verified prior to CO. The accompanying easement/ROW plat shall be processed as a PLFP and approved prior to CO.</p> <p><u>Accompanying PLPR #:</u> _____</p>																																																									
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><u>Does this submittal accompany a plat to dedicate easements, abandon/create lot lines, etc.?</u> Verify that all new ingress/egress easements conform to the standards found in Chapter 59. A Hold Harmless and any other access assurances, as applicable, are provided prior to plat approval. The plat shall be approved and recorded concurrent with the entitlements process. CO for any associated vertical construction activities will not be issued until the associated plat, creating any required easements, is approved and recorded (unless it is determined that the plat is required to be approved prior to plan approval).</p>																																																									
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Building Height: Max. Building height Varies by Zone</p> <ol style="list-style-type: none"> 1. RNC; R-4; Flex-1; Rural/Suburban Residential Districts: 40 feet. <ul style="list-style-type: none"> • Building height in the Pimlico Overlay District: 35 feet. 2. OI; GC; R-5: 40 feet with an allowance for incremental height bonus up to 55 feet. 3. Industrial Districts: Height governed by the current adopted building codes of Berkeley County. After the height limitations are reviewed, the building and/or zoning official may impose additional restrictions. <p><u>Building heights in the Airport Overlay will be governed by Article 10.1 of the Zoning Ordinance.</u></p>																																																									
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="8" style="text-align: center;">Applicable Dimensional Standards have been met:</th> </tr> <tr> <td colspan="8" style="text-align: center;"><i>Setbacks are measured from lot lines and any ingress/egress easements, whichever is greater.</i></td> </tr> <tr> <th rowspan="2" style="text-align: center;">Zone</th> <th rowspan="2" style="text-align: center;">Std. Lot Frontage</th> <th rowspan="2" style="text-align: center;">2nd Street Frontage²</th> <th colspan="3" style="text-align: center;">Setbacks</th> <th rowspan="2" style="text-align: center;">Min. Accessory Setback</th> <th rowspan="2" style="text-align: center;">Imperv. Cover</th> </tr> <tr> <th style="text-align: center;">Front</th> <th style="text-align: center;">Side</th> <th style="text-align: center;">Rear</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Multi-Family District, Large Scale (R-5)</td> <td style="text-align: center;">50'</td> <td style="text-align: center;">35' (MF); 25' (TH)</td> <td style="text-align: center;">35'</td> <td style="text-align: center;">15' (MF); 10' (TH)¹</td> <td style="text-align: center;">30' (MF) 20' (TH)</td> <td style="text-align: center;">Side/Rear: 5' Second Street Frontage: Typical Primary Structure Setback</td> <td style="text-align: center;">50%</td> </tr> <tr> <td style="text-align: center;">Rural Neighborhood Commercial (RNC); General Commercial (GC); Office/Institutional (OI)</td> <td style="text-align: center;">20'³</td> <td style="text-align: center;">20'³</td> <td style="text-align: center;">20'³</td> <td style="text-align: center;">10'^{1,3}</td> <td style="text-align: center;">20'³</td> <td style="text-align: center;">Side/Rear: 5' Front/Second Street Frontage: Typical Primary Structure Setback</td> <td style="text-align: center;">80%³</td> </tr> <tr> <td style="text-align: center;">Light Industrial (LI)</td> <td style="text-align: center;">20'</td> <td style="text-align: center;">30'</td> <td style="text-align: center;">30'</td> <td style="text-align: center;">15'</td> <td style="text-align: center;">30'</td> <td rowspan="2" style="text-align: center;">Side/Rear: 10'² Front/Second Street Frontage: Typical Primary Structure Setback</td> <td rowspan="2" style="text-align: center;">80%</td> </tr> <tr> <td style="text-align: center;">Heavy Industrial (HI)</td> <td style="text-align: center;">20'</td> <td style="text-align: center;">30'</td> <td style="text-align: center;">40'</td> <td style="text-align: center;">20'</td> <td style="text-align: center;">40'</td> </tr> </tbody> </table> <p>¹ Unless buildings are attached by a common wall that meets all applicable building codes</p> <p>² Accessory Structures placed in the front yard or that portion of a yard that fronts a second street shall meet the primary structure front setback or the 2nd Street Frontage setback, as applicable.</p> <p>³ Where multi-family is an allowable use, refer to R-5 Standards established in §5.6.10 – §5.6.17</p> <p style="text-align: center;">***See District Standards for Unit Separation***</p> <p style="text-align: center;"><small>TH: Townhouse; MF: Multi-Family</small></p>	Applicable Dimensional Standards have been met:								<i>Setbacks are measured from lot lines and any ingress/egress easements, whichever is greater.</i>								Zone	Std. Lot Frontage	2 nd Street Frontage ²	Setbacks			Min. Accessory Setback	Imperv. Cover	Front	Side	Rear	Multi-Family District, Large Scale (R-5)	50'	35' (MF); 25' (TH)	35'	15' (MF); 10' (TH) ¹	30' (MF) 20' (TH)	Side/Rear: 5' Second Street Frontage: Typical Primary Structure Setback	50%	Rural Neighborhood Commercial (RNC); General Commercial (GC); Office/Institutional (OI)	20' ³	20' ³	20' ³	10' ^{1,3}	20' ³	Side/Rear: 5' Front/Second Street Frontage: Typical Primary Structure Setback	80% ³	Light Industrial (LI)	20'	30'	30'	15'	30'	Side/Rear: 10' ² Front/Second Street Frontage: Typical Primary Structure Setback	80%	Heavy Industrial (HI)	20'	30'	40'	20'	40'
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><u>Open Drainage Setback.</u> 30' Open Drainage Setback (ODS) is provided from open drainage ditch and/or stormwater pond easement lines (excluding swales).</p>																																																									



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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><u>Signage:</u> Signage shall comply with the standards established in Article 18 or 10.3, as applicable, of the Zoning Ordinance and permitted separately. The point of monument sign placement and any additional wayfinding signage should be shown in the site plan.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><u>Parking:</u></p> <ul style="list-style-type: none"> • Parking lot design, including the width of travel-way aisles and the quantity of parking spaces, shall comply with the standards established in Article 15.2 of the Zoning Ordinance and 10.3, as applicable. Handicap Parking spaces as required by the IBC can be found in Article 15.3. <ul style="list-style-type: none"> ◦ Parking stalls will be not less than nine feet by 19 feet. The length may be reduced by two feet when protective devices are provided; however, the overhang will not extend into the required walkways, sidewalks, streets, alleys and required yards or other similar areas. However, the dimensions of all parallel parking stalls will not be less than nine feet by 24 feet. • If the property is contained within the Arterial Roads Overlay District, parking lot design will comply with the standards provided in Article 10.3.5. • If gravel, rock, or grassed parking spaces are provided/allowable, are they marked with wheelstops, timbers/rope, or other means to properly demarcate them to maintain the quantity and order of parking? • Entrances and exits. Curbing will be provided along boundaries to control entrance and exit of vehicles or pedestrians. All parking facilities, except single-family detached and two-family dwellings, will be designed so that all existing movements onto a public street are in a forward motion. <ul style="list-style-type: none"> ◦ Separation from walkways and streets. Off-street parking spaces will be separated from walkways, sidewalks, streets, alleys and required yards by a wall, fence, or curbing. • All uses will provide off-street loading areas sufficient for their requirements. The spaces will be adequate so that no vehicle waiting to be or being loaded or unloaded in connection with normal operations will stand in or project into walkways, sidewalks, streets, alleys and required yards. • Are ADA parking spaces provided in accordance with Chapter 15 and ADA guidelines? Are the ADA spaces served by an accessible 5-foot-wide route, free of obstructions?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><u>Lighting:</u> A lighting plan and/or photometric survey shall provide for adequate illumination of all vehicular, bicyclist, and pedestrian use areas produced in accordance with standards in Sec 59-52.</p> <ol style="list-style-type: none"> a. Lighting shall be required to illuminate collector and local paved streets containing adjoining sidewalks or pedestrian facilities. b. Lighting shall be integrated into site design. c. Lighting shall be arranged so to avoid conflict with other improvement and cause no interference with traffic, shielded or diverted from adjoining residences, and produce no glare across residential property boundaries. d. Lighting fixtures shall be appropriate to the facility and surrounding land uses in size, height, scale, and on-center spacing. e. Lighting may be located within the ROW, ingress/egress easement, or utility easement provided it is positioned for the safety and clearance of the traveling public. Authorization for encroachment is required to be issued from underlying maintenance authority. <p>Adequate exterior lighting shall be provided if off-street parking spaces are to be used at night per Article 15.2(G) of the Zoning Ordinance. Lighting in an Arterial Roads Overlay District shall comply with standards provided in Article 10.3.5(e).</p>



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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><u>Buffers:</u> Buffers are provided as follows:</p> <p>(1) Standard Perimeter Bufferyard: See the table in 17.7.3 of buffer types to determine number of trees and shrubs necessary per 100 linear feet. Size parameters are provided below:</p> <ol style="list-style-type: none"> a. Shrubs: Minimum of three-gallon and 18 inches to 24 inches in height. b. Understory trees: Minimum of six feet in height. c. Canopy trees: Minimum of eight feet in height. d. Fencing: Shall be an opaque material such as wood, brick, or masonry. <p>(2) Arterial Roads Overlay District Buffers</p> <ol style="list-style-type: none"> a. Street Frontage Buffer: Measured toward interior from edge of right of way – 20' Width – Minimum of 2 Canopy Trees, 4 Understory Trees, and 12 Shrubs per 100 Linear Feet – All trees must be minimum of 6' tall and 2" in caliper measured 1' from ground level at installation. b. All other Buffers: Refer to Sec. 17 Requirements
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Loading docks and dumpsters.</u> Loading docks and dumpsters will be screened from the view of the arterial traffic flow.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>**The bufferyard is not shown to conflict with any utility or drainage easements or ROW, or, if so, verification/concurrence has been provided by the underlying utility/maintenance authority on the planting plan.</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><u>Interior Landscaping:</u></p> <ul style="list-style-type: none"> • 10% of the impervious surface area (including paved, gravel, and building areas) will be open and landscaped in a manner as to divide and break up the expanse of paving with islands and barriers. These areas must be located throughout the parking area (not around the perimeter) and the natural landscape must be preserved in all possible instances. • <u>Arterial Roads Overlay District Interior landscaping will comply with the standards provided in Article 10.3.5(D):</u> For every ten required off-street parking spaces, a minimum of one tree and three shrubs, 18 inches in height at installation, must be planted within each of the required islands and barriers of the parking area. All trees will be a minimum of six feet tall and two inches in caliper, measured one foot from ground level at installation.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Sidewalks:</u> If sidewalks were required in the subdivision that created the subject property, per Section 59-47 of the Subdivision and Land Development Regulations, sidewalks should be shown on the plans and in place prior to CO.
			<u>Access Management: Access Management shall comply with the applicable standards established in Section 59-44 and 59-45 of the Code of Ordinances.</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Coordination with Existing Street System.</u> Proposed Streets shall be coordinated with the major Street Plan and existing Street systems in the surrounding area, and where possible, shall provide for the continuation of existing Streets abutting the Subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Access to Property.</u> The arrangement of Streets, driveways, or Shared Travelways shall be such as will not cause hardship to owners of adjoining property in providing convenient access.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Parking Lot Cross-Access.</u> To the extent practical and at the discretion of the Administrative Officer or designee, parking Lot access aisles serving non-residential and multi-family Single-Site Development shall be stubbed out at adjoining property lines and connect to any existing access stubs from adjacent properties to allow for and establish cross-connectivity.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Shared Accesses onto Arterial Roadway.</u> Full-access points onto an Arterial Roadway shall be separated at intervals of at least 100 feet or, where this separation cannot be met, shared.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Continuation of Adjoining Street System.</u> Proposed Streets shall be coordinated with the existing Street system in the surrounding area and, where possible, shall provide for the continuation of existing Streets abutting the Subdivision. Streets and/or rights-of-way shall be stubbed to potential developments to promote vehicular connectivity. Adequate Street



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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>connectivity shall be assessed by the Technical Review Committee (TRC) based on the ability of the proposed alignments to accomplish the following objectives:</p> <ul style="list-style-type: none"> (a) Permit multiple routes between origin and destination points; (b) Distribute Traffic (c) Promote efficiency vehicle circulation and emergency access 										
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><u>Street Stubs.</u> New Developments shall connect to any existing Street stubs from adjacent properties and shall stub to all adjacent properties. Stub Streets extending to the boundary line of the Subdivision shall be of the same construction as the Streets in the Subdivision. Street stubs at one or more locations shall not be required where the conditions listed below are found to prevent connection(s) as determined by the Technical Review Committee (TRC):</p> <ul style="list-style-type: none"> (a) Topographical, hydrological, or other environmental constraints; (b) Parcel configuration or size; or (c) Legal or physical accessibility constraints or other vehicular or use conflicts. 										
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><u>Residential Development.</u> For Subdivisions or Developments that seek to create 351 or more residential Lots or dwelling units, the Collector Street or, in the case of Single-Site Development, the primary access aisle, shall provide additional paved points of access to every Lot/unit within the Development in accordance with the table provided below. Each required additional means of access shall be paved, properly-platted and dedicated, contemplated in the Preliminary or Single-Site Development (Site) Plan, as applicable, and constructed before the Final Plat contemplating the qualifying residential Lots is approved, unless financial guarantees are accepted in accordance with the procedures and requirements contained herein, or, in the case of Single-Site Development, before the qualifying dwelling units are permitted for occupancy.</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Table 1: Multiple Points of Access Requirements</th> </tr> <tr> <th style="text-align: center;"><i>Number of Dwelling Units</i></th> <th style="text-align: center;"><i>Minimum Number of Paved Public Access Points¹</i></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0 -350</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">351– 850</td> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">851 – 1,351</td> <td style="text-align: center;">3</td> </tr> </tbody> </table> <p>For every additional 500 units above the thresholds stated above, an additional paved point of access is required</p> <p>¹Additional paved points of access may be required to meet <i>Traffic Service Standards</i> as determined by a Traffic Impact Analysis, prepared in accordance with Sec. 59-72.</p>	Table 1: Multiple Points of Access Requirements		<i>Number of Dwelling Units</i>	<i>Minimum Number of Paved Public Access Points¹</i>	0 -350	1	351– 850	2	851 – 1,351	3
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0 -350	1												
351– 850	2												
851 – 1,351	3												
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><u>Offset at Intersections.</u> Streets intersecting other Streets shall either intersect directly opposite to each other or shall be separated by at least a 150-foot offset between centerlines, measured along the centerline of the Street being intersected.</p>										
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><u>Distance of Intersections from Railroads.</u> Street intersections shall be located at least 150 feet from the Right-of-Way of any railroad, measured from the center point of the intersection to the railroad Right-of-Way line nearest the intersection.</p>										
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><u>Physical Access.</u></p> <ul style="list-style-type: none"> • If the site is served by a Single-Site Development Shared Access, the physical access shall be no less than 22 feet in width, comport with International Fire Code requirements, be contemplated in a single-site development (site) or preliminary plan, as applicable, and constructed and verified for compliance prior to issuance of certificate of occupancy (CO) or otherwise applicable authorization(s) for occupancy or operations for any use and/or structure for which it serves. • If the site in question is served by a non-conforming access <i>within previously-platted rights-of-way/easements</i>, the Access shall be improved as a street, public or private, subject to conditions and requirements set forth in Chapter 59 before a certificate of occupancy (CO) or otherwise applicable authorization(s) for occupancy or 										



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			operations is issued for any occupiable structure or use thereupon, or a subdivision plat is approved for, any lot(s) of which it serves.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Dedication of ROW or Easement:</u> Applicants for any land Subdivision submittal or Single-Site Development that contemplates a land disturbance totaling 1+ acres shall dedicate a public ROW or Easement of a width specified in Sec 59-45(B) along those County-maintained streets and drainageways which have only a prescriptive Easement. All other standards set forth in Sec. 59-46 are met.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Does the parcel front a roadway that is subject to a capital improvement project?</u> <u>Road corridor preservation.</u> No building, structure, or facility shall be erected, constructed, reconstructed, moved, added to, or structurally altered so as to impact the minimum right-of-way needed to preserve a corridor for road widening and improvement projects established through the Berkeley County Transportation Sales Tax Program, the Berkeley County Capital Improvements Plan, the Charleston Regional Area Transportation Study Transportation Improvement Program, or any anticipated SCDOT and federal highway transportation project.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the following note been added to the plans? <u>"Upon approval, a copy of the current approved plans shall be retained onsite for the duration of construction for purposes of inspection by County Personnel. The approved plans shall be stored in a weatherproof permit box that is easily and safely accessible near the main entrance to the site/structure."</u>
YES	NO	N/A	Site Plan Submittal Requirements
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Names of Applicant, owner(s) of the property proposed for Development, Developer(s), the Surveyor(s) or Engineer(s) responsible for execution of the survey, and the design professional(s) responsible for Planning and design.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The 10-digit Berkeley County TMS number for the subject property, its acreage to the nearest tenth of an acre, physical address, and current zoning, and other cartographic elements.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An inset containing a vicinity map, depicting the subject property in the context of surrounding Streets, Railroads, and watercourses with appropriate labels.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The names of all owners of adjacent land with parcel identification numbers in 10-digit format, notation of existing land use, street addresses, if applicable, zoning districts, and jurisdiction noted.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Footprints of existing and proposed structure(s) and any other physical Improvements with applicable dimensions, square footage, height, impervious coverage, and setbacks from property lines noted.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conceptual building elevations and floor plan(s), depicting building height, size, and square footages, for each structure proposed and shown in the respective site Development Plan.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unless otherwise exempted by the County Engineer or designee through coordination with the Administrative Officer or designee, delineation of jurisdictional and non-jurisdictional Wetlands as well as the centerline of any watercourses with delineation of critical areas, buffer areas, and/or setbacks as required by the United States Army Corps or South Carolina Department of Health and Environmental Control Ocean and Coastal Resources Management Division (SCDHEC-OCRM).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flood hazard areas as obtained from FEMA FIRM Flood Hazard maps and all known flood area boundaries and flood map panel number(s) in accordance with Chapter 26 of the Berkeley County Code of Ordinances, Flood Damage Prevention.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot grading and drainage plans and details.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A tree survey and landscape Plans and details, where applicable and in compliance with Articles 10.3, 15, and 17 of the Berkeley County Zoning Ordinance, including description of any existing wooded areas that will remain undisturbed with tree protection devices noted.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A lighting plan and/or photometric survey, when requested by the Administrative Officer or designee or designee, to verify compliance to applicable lighting standards.



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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, dimensions, and details (when applicable) of all existing and proposed vehicular accesses (temporary and permanent) and names thereof, parking areas with parking space calculations, signage, railroads, bridges, drainage facilities, water and sewer facilities, and bicycle and pedestrian facilities and any associated rights of way or Easements thereof.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Infrastructure Construction Plans, when required, shall be prepared and submitted in accordance with Sec. 59-24. Note the following process if improvements to private streets are required: 
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Traffic Impact Analysis (TIA), when required, shall be prepared in accordance with Sec. 59-72 and submitted for review either prior to or with the initial Single-Site Development (Site) Plan submittal.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any additional supporting materials required in Chapter 59 or deemed necessary by the Administrative Officer or designee or the other reviewing Departments to verify compliance to applicable County standards (i.e. SCDHEC septic permits; concurrence from the designated Fire Official, etc.).

YES	NO	N/A	Required Assurances Prior to Plan Approval
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YES	NO	N/A	Required Assurances Prior to Plan Approval
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No objection from the 911 Addressing Division.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Documentation from ACOE concerning Jurisdictional Determinations (JD) of wetlands and/or any associated wetlands fill permits or SCDHEC – OCRM assurances regarding Coastal Zone Consistency (CZC) compliance/non-jurisdictional wetland impacts.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concurrence from the Flood Plain Manager for submittals that affect property contained in a designated Flood Hazard Area.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concurrence from the County Engineer or designee on the Traffic Impact Analysis and H&H, when required, prior to plan approval.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Plans Approvals and/or CAA Approval (as Applicable) from the Berkeley County Engineering Department.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All necessary encroachment permits shall be issued by the applicable roadway and/or drainage maintenance authority (either SCDOT or Berkeley County Roads and Bridges) before plans can be approved.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concurrence from Berkeley County Water and Sanitation or the Applicable Water and Sewer Authority. If public water and/or sewer are not available, septic and/or well permits, as applicable, have been issued or existing systems verified as adequate to serve the proposed use.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	For final approval/stamping – A digital upload, and 1 full/1 half size for each ENG/SW and BCWS. For plat approval, a digital upload, and a minimum of 5 hardcopies. <u>Please verify quantity of plans required with the Plan Case Admin Specialist (843.719.4142) before submitting for final approval.</u>

Following Approval: ****A copy of the current approved plans shall be retained onsite for the duration of construction for purposes of inspection by County personnel. The approved plans shall be stored in a weatherproof permit box that is easily and safely accessible.****

Inspections: **The onus is on the Applicant to request inspections from Planning and Zoning Staff near the close of construction and pay applicable inspection fees. Certificate of Occupancy (CO) or otherwise applicable authorization(s) for occupancy or operations will not be issued until staff has inspected the site and verified compliance with the approved plans. Inspections can be requested through the [E-Review Portal](#) or by submitting the form linked [here](#) to the Plan Case Admin Assistant.**

BERKELEY COUNTY
 PLANNING AND ZONING DEPARTMENT
 Alison Simmons, AICP, Director
 P.O. Box 6122
 1003 Highway 52
 Moncks Corner, SC 29461

