

Project Name _____
 Developer _____
 Contact number _____
 Date of Initiation _____

Darlington County Planning Department
 1 Public Square, Room 405
 Darlington S.C. 29532
 843-398-4610/843-398-4649 fax



Site Development Approval Requirements

The Darlington County Planning Commission has been charged with the responsibility to ensure responsible growth and development in Darlington County. We appreciate your interest in moving us to the same goal with your proposed project. In order for the Planning Staff to evaluate your development plan in terms of access (to public roads), storm water management, water & sewer availability and appropriate E-911 addressing, it requires:

- ___ ___ 1. Verify Property Ownership TM# _____
- ___ ___ 2. Verify Jurisdiction (City vs. County)
- ___ ___ 3. Discuss addressing concerns with 911 Addressing
- ___ ___ 4. Identify Land Use Designation on the Future Land Use Map
- ___ ___ 5. Site Grading Plan drawn to scale based on current survey data which shows at a minimum (submit three (3) sets):
 - ___ a. Existing & proposed elevation contours or spot elevations
 - ___ 1. Identify outfall and drainage pattern with arrows
 - ___ 2. Label rim & invert elevations of drainage structures
 - ___ 3. Identify type of ground surface (Grass, asphalt, gravel, etc.)
 - ___ b. Existing & proposed structures & improvements (w/ finish floor elevation(s), building dimensions & roof drainage pattern)
 - ___ c. Existing & proposed storm drainage with discharge to outfall identified
 - ___ d. Property line information with current adjoining landowners & land use
 - ___ e. Grades of proposed swale(s) or ditch(es) with typical cross-sections shown
 - ___ f. Show utility lines and easements affecting the site (provide easement reference)
 - ___ g. Site Tax Map Parcel Number
 - ___ h. North Arrow & Vicinity Map
 - ___ i. Developers name and address
- ___ ___ 6. Review Fee(s) (\$125- Stormwater,(+ \$100/per AC ≥ 1 AC), S/D \$100 to \$250)
- ___ ___ 7. DHEC Stormwater Permit(1 AC or greater).___SCDHEC, ___MS4 District
 - ___ a. Stormwater calculations required for 25 year storm event if 1 acre or more of disturbed land or unique site drainage requirements
- ___ ___ 8. ****DHEC Septic Tank Permit** or evidence of sewer tap fee paid
- ___ ___ 9. Evidence of water tap fee paid or water supply plan
- ___ ___ 10. SCDOT or County **Encroachment Permit** (if necessary for storm drainage and/or access)
- ___ ___ 11. Certification if in or near a **Flood Hazard Area** as defined by FEMA. See Building Codes for appropriate design.
- ___ ___ 12. Other items as may be necessary for review for your particular site (Fire, Wetlands, etc.)

** Planning staff must stamp plat or plan for DHEC prior to applying for Septic Tank Permit.

Plans are to be submitted to the Planning Commission staff prior to beginning any site work. **Submittal due date for new plans is Tuesday by 5PM.** These will be reviewed by our staff and an engineer for completeness and for meeting the intent of the requirements in the Development Standards Ordinance. Revisions to the Site Plan after review may be necessary.

Once all items have been received and the site plan approved, the staff will stamp your plans approved and forward a copy to E-911 Addressing. Once the E-911 address is issued, you may proceed to Building Codes to apply for your Building Permit. (**Note:** We strongly suggest submitting architectural plans at the outset to Building Codes (398-4011) to begin its review)