

City of Pooler

Site Plan Checklist

The site plan approval process is intended to provide the general public, Planning Commission, Mayor and Council members with information pertinent to how a new development will affect the surrounding area and the City as a whole. There is no evaluation process or set of regulations other than what is required to be shown on the map and listed upon application.

*** Site Plan approval does not constitute approval of any zoning action or permit ***

- 4 sets of plans and application fee(s).
- Tree Survey prepared by a registered land surveyor with accurate locations of all trees on site and up to 20' off site on all sides. List the trunk diameter at 4.5' above grade and identify the species.
- The location, size and other pertinent data of all land uses on the site including types, location and height of building, parking, open area and landscaping
- Dimension setback lines from property lines and street right-of-ways.
- Lighting Plan
- Adjacent thoroughfares and all curb-cuts within five hundred (500) feet including:
 - Proposed new cut (s) onto public right-of-ways with turning radii & width
 - Dimensions of all right-of-ways
- Drainage plan to conform to city engineering department's standards.
- Location of all utilities
- Tabulated data including at least
 - Gross density of dwelling units
 - Parking ratio per dwelling unit
 - Percentage and amount of land coverage by use; and,
 - Percentage and amount of floor area by use and by type.
- Topographical map showing existing and proposed contours at one foot (1') intervals and natural features.
- Developments of Regional Impact (check only if your project requires this)

If these documents are not submitted, your project will not be processed or reviewed.

*** NOTE *** *The Planning Commission may require elevations or other engineering or architectural drawings covering the proposed development.*

The Mayor & Council will not act upon a zoning decision that requires a site plan until the site plan has met the approval of the City Engineer or his designee.