

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).
- 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.
- 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)

**** 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.