



TOWN OF RIDGELAND, SOUTH CAROLINA

ZONING PERMIT

NEW BUILDING SCALE PLAN SUBMITTAL FORM

FORM A: BUILDING SCALE PLAN

APPLICANT INFORMATION:
APPLICATION FEE: _____

Name: _____ Phone: _____ Fax: _____

Signature: _____ Date: _____

Street Address: _____ Email: _____

City: _____ State: _____ ZIP: _____

OWNER INFORMATION:

Name: _____ Phone: _____ Fax: _____

Signature: _____ Date: _____

Street Address: _____ Email: _____

City: _____ State: _____ ZIP: _____

APPLICANT STATUS: Owner:____ Agent:____ Tenant:____

Contract Buyer:____ Engineer:____ Surveyor:____ Planner:____

Other:_____ (please specify)

Approvals:
Fire Department _____ **Date:**_____

Water Department _____ **Date:**_____

Zoning Department _____ **Date:**_____

REGULATING PLAN INFORMATION:

Proposed Project Name and Description: _____

General Location: _____

Address(es) if Applicable: _____

Tax Parcel Numbers: _____

Legal Description (Attach or Describe): _____

Existing Sector(s): _____ Adjacent Sector Designation: _____

Existing Transect Zone(s): _____ Adjacent Transect Zone(s): _____

Existing Land Use(s): _____ Adjacent Land Use(s): _____

BUILDING AND SITE PLAN CHECKLIST:

Applicant Staff

_____ _____

1. Completed Building Scale Plan Checklist Application

_____ _____

2. Application Fee per most recently adopted Fee Resolution

- \$150
- If less than \$5000 in improvements: \$75
- Planning Commission Fees – see current rate structure

_____ _____

3. FOR PRELIMINARY APPROVAL: Plan showing Building Disposition, Building Configuration, Building Function, and Parking Location Standards.

_____ _____

4. FOR FINAL APPROVAL: In addition to those items in #3, a plan showing landscape standards, signage standards, architectural standards, and special requirements, if any.

_____ _____

5. A vicinity map (no larger than 11 x 17) showing property lines, thoroughfares, existing/proposed sector plan designations and other such items as required by the Administrator.

_____ _____

6. A legal description of property in Word-compatible form

NEW COMMUNITY PLAN EVALUATION**BUILDING SCALE PLAN**

FINDINGS KEY:

+ MEETS GUIDELINES **--** DOES NOT MEET GUIDELINES**+/--** MEETS GUIDELINES WITH CONDITIONS AS NOTED**NA** NOT APPLICABLE **NSI** NOT SUFFICIENT INFORMATION

REFERENCE #.	GUIDELINES	FINDINGS	COMMENTS
ARTICLE 5.2 PAGE 13	EXISTING BUILDINGS AND APPURTENANCES THAT DO NOT CONFORM TO THE PROVISIONS OF THIS CODE MAY CONTINUE IN USE UNTIL A SUBSTANTIAL MODIFICATION IS REQUESTED, AT WHICH TIME THE CRC SHALL DETERMINE THE PROVISIONS OF THIS SECTION THAT SHALL APPLY.		
ARTICLE 5.3 PAGE 13	TO THE EXTENT THAT A REGULATING PLAN FOR EITHER A NEW COMMUNITY PLAN OR AN INFILL COMMUNITY PLAN DESIGNATES ANY OF THE FOLLOWING SPECIAL REQUIREMENTS IN THIS ARTICLE, THESE STANDARDS MUST BE ADHERED TO.		
ARTICLE 5.4 PAGE 13	CIVIC ZONES SHALL MEET THE REQUIREMENTS OF THIS ARTICLE.		
ARTICLE 5.6 PAGE 13	THE PROPOSED BUILDING DISPOSITION SHALL MEET THE STANDARDS OF THE RESPECTIVE T-ZONE. SEE TABLE 14.		
ARTICLE 5.7 PAGE 14	THE PROPOSED BUILDING CONFIGURATION SHALL MEET THE STANDARDS OF THE RESPECTIVE T-ZONE. SEE TABLE 14.		

ARTICLE 5.8 PAGE 14	THE PROPOSED BUILDING FUNCTION SHALL MEET THE STANDARDS OF THE RESPECTIVE T-ZONE. SEE TABLES 10, 12, 14 ALSO.		
ARTICLE 5.9 PAGE 14	BUILDABLE DENSITY SHALL BE DETERMINED ACCORDING TO THE PROVISIONS OF THIS ARTICLE. SEE TABLES 10 & 11 ALSO.		
ARTICLE 5.10 PAGE 14	PARKING LOCATION STANDARDS SHALL MEET PROVISIONS OF THIS ARTICLE.		
ARTICLE 5.11 PAGE 14-15	LANDSCAPE STANDARDS SHALL MEET THE PROVISIONS OF THIS ARTICLE.		
ARTICLE 5.12 PAGE 15	PROPOSED SIGNAGE SHALL MEET THE PROVISIONS OF THIS ARTICLE.		
ARTICLE 5.13 PAGE 15-16	PROPOSED STRUCTURES IN THE FOLLOWING TRANSECT ZONES SHALL MEET THE PROVISIONS OF THIS ARTICLE: T2.5, T3, T4, T5, AND SD-EXIT 2.		