



SINGLE FAMILY RESIDENTIAL LOT PLAN CHECKLIST

Address: _____ TMS #: _____

Builder: _____ Surveyor: _____

Owner: _____ Subdivision: _____

TREE PROTECTION:

Dorchester County Zoning and Land Development Standards, Ordinance 04-13 includes a **Tree Protection Ordinance**. Trees 24" DBH and greater (excluding Pine trees) are considered Grand Trees. Trees 12"-24" DBH (excluding Pines) are considered Significant Trees. Depending on the classification and location of the tree on the site, different removal criteria and mitigation may apply. [Refer to Sec. 12.4](#) or call 843-832-0020 for further information.

Tree Protection Zones are measured 12 feet from the base of all protected trees, plus one additional foot of clearance for every three inches of diameter over twenty-four inches. Accurate tree protection zones must be shown for all protected trees on the lot.

WETLANDS:

Wetlands fall under the jurisdiction of either the United States Army Corps of Engineers or SCDHEC and are protected in Dorchester County. The County can provide general information on wetlands based on the National Wetland Inventory, however determination of wetlands locations requires survey and delineation by an environmental consultant. If you think your property may be wet or if the County finds that there may be wetlands on a property, you may be required to obtain a wetland delineation. Impact to any wetlands must be approved by the entity that has jurisdiction and must be provided to the County prior to the approval of a building permit.

SITE PLANS MUST INCLUDE THE FOLLOWING:

- Completed building permit application
- Property address and TMS number
- Lot with bearings and distance
- Recorded easements (water, sewer, drainage, etc.)
- North Arrow
- Adjacent lot numbers
- Approximate road edge
- Road name and whether public or private
- Scale
- Firm or applicant name with contact information
- Footprint of all existing structures with dimensions and square footage
- Driveway
- Location of water and sewer services
- Flow direction for drainage
- Flood zone information
- Wetland location and areas of disturbance if applicable; if wetland disturbance is proposed, provide USACE or DHEC permits
- Zoning district and minimum required setbacks
- Proposed setbacks
- Footprint of all proposed structure with dimensions; include square footage
- Type of floor construction (crawlpace, slab, etc.)
- Show all protected trees and protection zones; if mitigation is required, provide mitigation calculation and how mitigation will be satisfied