



City of Columbia Development Center
1136 Washington Street, 1st Floor, Columbia, SC 29201
(803) 545-3483 • Email: developmentcenter@columbiasc.net

LAND DISTURBANCE (GRADING)

NOTE: IF LAND DISTURBANCE IN CONJUNCTION WITH NEW DEVELOPMENT, REVIEW APPLICABLE INFORMATION SHEET FOR ADDITIONAL REQUIREMENTS.

- If project is in a **DESIGN OR HISTORIC DISTRICT (DD or DP)** – refer to information sheet for supplementary review requirements.
- If project is in **FLOODPLAIN OR FLOODWAY** – refer to information sheet concerning supplementary requirements.
- If project requires connection to or extension of City **WATER AND SEWER** lines, refer to information sheet concerning supplementary requirements.

For applications and further information please visit our website at: www.columbiasc.net

SUBMITTAL REQUIREMENTS

Submit plans to: CITY OF COLUMBIA DEVELOPMENT CENTER

Below are the plans necessary for review of a Land Disturbance permit. Please note that incomplete plans will not be accepted for review. **ALL PLANS MUST BE TO SCALE.**

LAND DISTURBANCE PERMIT APPLICATION: 1 copy

TRANSMITTAL LETTER: 1 copy

STORMWATER PLAN REVIEW FEE

SITE PLAN: 4 copies at 18" x 24" minimum • 1 digital copy

- Name, phone and fax number of contact person;
- Name of development;
- Total acreage;
- Location of lots and outlots (numbered and area in square feet);
- Location of buildings (including setbacks from property lines, distances between other proximate buildings, and height of buildings);
- Location and dimensions of parking and access/driveways;
- List total number of parking spaces, number of HC accessible spaces, show details and accessible routes;
- Location of lakes, rivers, streams, swamps/wetlands, other bodies of water, and 100-year Floodplain and Floodway;
- Statement/Chart of the intensity of development (Number and size of dwelling units by unit type for residential and/or gross floor area by building and use for nonresidential);
- Stamp of Registered Surveyor, Engineer, and/or Architect with original signature and date;
- North Arrow, Scale (not less than 1 inch equals 20 feet), and Vicinity Map (at 1 inch equals 1,000 feet);
- Driveways adjacent to and across from development;
- Location of curb cuts; (**if new curb cut required, refer to Curb Cut checklist**);
- Address (if not yet assigned – contact Engineering at 803-545-3400);
- Tax Map Number(s) of property;

**STORMWATER MANAGEMENT and SEDIMENT & EROSION CONTROL
CHECKLIST FOR DESIGN PROFESSIONALS:**

1 copy at 8^{1/2}" x 11": Checklist can be found at the following website:

(<http://www.columbiasc.gov/stormwater/regulatory-programs/construction-permitting>)

LANDSCAPE PACKAGE: 18" x 24" minimum plan size

- Location of all proposed improvements;
- Location of protected trees;
- Location of all preserved trees (labeled as such);
- Utility location;
- Location of any street trees;
- All new trees and shrubs;
- Plant list of all plantings indicating common & botanical names, quantity, caliper/height of trees & container size of shrubs,
- Tree Inventory or Survey identifying all trees 8" DBH or greater in protected zones & 12" DBH on entire site.
- All trees identified to be preserved with tree protection detail and notes.
- Density Factor Chart may be required – contact Land Development Planner (803) 545-3218