Completeness Criteria

In addition to the documents required by the department’s submittal checklist for a preliminary subdivision or short subdivision, an application for a rural cluster must include the following:

_____ 1. A separate project narrative document which includes the following information (25 copies):
   _____ a. Description of how the proposal is consistent with SCC 30.42C.010 and 30.42C.050, including full and detailed evaluation of all appropriate sites for building lots.
   _____ b. Description of how the proposal makes appropriate provisions for the following: public health, safety and welfare, open spaces, drainage ways, streets and other public safe walking conditions, potable water supplies, sanitary wastes, recreation, fire protection, other public facilities (if any).

_____ 2. Site plan showing the existing character of the site, drawn to scale, which depicts the following information (25 copies):
   _____ a. Natural features that distinguish the site or are characteristic of the area;
   _____ b. Location of existing vegetation and open space;
   _____ c. Existing structures and landscapes, including buildings, rock walls, fences, storage tanks, and areas of cultivation and plantings typical of rural settlement, such as windbreaks, hedgerows, orchards and agricultural fields;
   _____ d. Uses on adjacent properties, including location of houses;
   _____ e. Location and approximate size of designated natural resource lands on the project site and adjacent properties; and
   _____ f. The approximate location, general dimensions, and approximate building footprints for all existing and proposed structures or other improvements.

_____ 3. Site plan (may be combined with item #2 above), drawn to scale, depicting how existing character-defining features identified pursuant to SCC 30.41C.040(2)(a) through (c) will be maintained or enhanced by the proposed development, including the following (25 copies):
   _____ a. Undisturbed restricted open space tracts under SCC 30.41C.090(2)(d);
   _____ b. Areas where structures and landscapes identified pursuant to SCC 30.41C.040(2)(c) will be retained; and
   _____ c. Location of all proposed open space tracts and their use.
4. Landscape plan showing areas where existing vegetation will be retained and demonstrating compliance with SCC 30.25.033 (6 copies);

5. A separate open space management plan in accordance with SCC 30.41C.120 (6 copies);

6. A separate phasing plan including description and proposed schedule for phasing of the project, if applicable (10 copies);

7. A separate sketch and general description of any proposed entrance sign or gate, including approximate dimensions and materials, if applicable (7 copies);

8. A separate street lighting plan, if street lights are proposed (4 copies); and

9. If site conditions do not allow for low impact development (LID) techniques to be utilized pursuant to SCC 30.41C.070(4), provide a formal report which clearly demonstrates with LIC cannot be used (6 copies).