



Chester County, South Carolina

Department of Planning, Building & Zoning
1476 J.A. Cochran Bypass
Chester, SC 29706

LAND DEVELOPMENT REGULATIONS

PRELIMINARY PLAN APPLICATION

(Refer to Article 4, Section 4-2)

Meeting Date: _____ **Case Number:** _____ **Invoice Number:** _____

INSTRUCTIONS:

PLEASE COMPLETE THIS APPLICATION AND THE ATTACHED CHECKLIST. RETURN FORMS, YOUR SITE PLAN DRAWING, SUPPORTING INFORMATION, AND APPLICATION FEE TO THE CHESTER COUNTY PLANNING COMMISSION. INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE PLANNING COMMISSION AT (803) 581-0942.

Subdivision Name: _____

Project Type: _____

Property Location: _____

Tax Map Number: _____

Area in Acres: _____

Number of Lots: _____

Number of Sections/Phases: _____

CONTACTS:

PROPERTY OWNER

SURVEYOR/ENGINEER

NAME

ADDRESS

CITY/STATE/ZIP

PHONE NUMBER

Water Supply:

Wells

Central

Name of Provider

Waste Treatment:

Septic

Central

Name of Provider

Are you requesting a variance to any provision of the Land Development Regulations?

-If yes, attach an "Application to Vary or Appeal the Requirements of the Chester County Land Development Regulations".

Preliminary Plat Checklist

Article 4, Section 4-2

YES

NO

The Preliminary Plat shall be prepared by a South Carolina Registered Land Surveyor at a convenient scale of not less than one-inch equals 100 feet: adjustable depending upon lot sizes and total acreage. All dimensions shall be shown to the nearest one-tenth of a foot and angles to the nearest minute.

The Preliminary Plat shall meet the minimum standards of design set forth in these regulations and shall include the following information:

Name

Name of subdivision if property is within an existing subdivision.

Proposed name if not within a previously platted subdivision.

Ownership

Name and address, including telephone number of legal owner or agent of the property involved in the subdivision.

Name and address, including telephone number of the professional person (s) responsible for the subdivisions design, or for the design of any public improvements, and for the surveys.

Location

A vicinity map at a scale of not less than one-inch equals one thousand feet (1" = 1,000') showing the relationship of the proposed subdivision to surrounding development. The scale of the vicinity map shall be shown as well as a north arrow.

Features

Total acreage in the tract to be subdivided.

Graphic scale, north point and date. The north point shall be identified as as magnetic, true or grid north.

Boundaries of the tract to be subdivided with all bearings and distances indicated. The boundary survey shall be to such a degree of accuracy that the error of closure in no greater than 1:2,500.

The following conditions:

Topography by contours at vertical intervals of not more than 5 feet and extending at least 100 feet outside the subdivision.

Deed record names of adjoining property owners.

Preliminary Plat Checklist

Article 4, Section 4-2

Yes

No

Names of any adjoining subdivision

Property lines within and adjoining the subdivision

Location and right-of-way of all existing or platted private or public streets or other public ways, railroads, easements, water courses and buildings either on or adjacent to the property to be sub-divided. Specify whether utility lines are in easements or right-of-ways and show location of poles or towers.

Location of City limits and County boundaries, if applicable.

Location of streams, lakes, swamps, and land subject to flood, based on a one a 100-year frequency flood. Those lots so affected shall be identified and noted on the plat.

Location of existing adjoining property lines.

In case of re-subdivisions, a copy of existing plat with proposed re-subdivisions superimposed thereon.

Size and location of existing sewers, water mains, drains, culverts or other underground facilities within the street or within the right of way of streets or roads adjoining the tract. Grades and invert elevations of sewers shall be shown.

The acreage of each drainage area affecting the proposed subdivision.

All elevations shall refer to Mean Sea Level Datum (if available) where public water and/or public sewers are to be installed.

Zoning district classification of the property and adjacent property including property separated by streets or railroads.

Active or abandoned cemeteries.

Written statement form DHEC referencing the general suitability of all parcels for the use of individual wells and septic tanks where individual disposal systems are proposed.

The following proposed conditions:

The location, width, classification and name of all proposed streets, alleys, and other public ways. This shall include the width of both the paved surface and the right of way.

The location and width of all utility and other types of easements.

Preliminary Plat Checklist

Article 4, Section 4-2

Yes

No

The location, dimensions and building setback lines of all proposed lots. The building setback lines shall not be less than those required by the Zoning Ordinance.

The location and dimensions of all property proposed to be set aside for a park, playground, or other public use, or for the common use of property owners in the proposed subdivision with designation of the purpose thereof and conditions, if any, of the dedication or reservation.

Sufficient data acceptable to the Administrative Official to determine readily the location, bearing and length of all lines, and to reproduce such lines upon the ground; the location of all proposed survey monuments. All lots shall not be less than the requirements of the Zoning Ordinance.

Indication of the use of all lots (single, two and multi family, townhouse offices, commercial warehousing, industrial, etc.). Proposed uses shall not be contrary to those permitted in the Zoning Ordinance.

Blocks shall be consecutively numbered or lettered in alphabetical order. The blocks in numbered additions to subdivisions bearing the same name shall be numbered or lettered consecutively throughout the several additions.

All lots in each block shall be consecutively numbered.

Total number of lots and total length on new streets.

Sidewalk locations.

Include a minimum of 10 copies of Preliminary Plan as described in the regulations.

Include a minimum of 6 copies of Construction Plans as described in the regulations.

CHESTER COUNTY
SOUTH CAROLINA
LAND DEVELOPMENT REGULATIONS

PRELIMINARY PLAN APPLICATION CHECKLIST

(Refer to Article 4, Section 4-2)

Are the following items included with your preliminary plan application? Check yes or no.

1- General Information:	YES	NO
Vicinity map and aerial photograph	___	___
Graphic scale, north arrow, and date	___	___
Total acreage of land to be subdivided	___	___
Boundaries of tract to be subdivided with all bearings & distances indicated	___	___
Existing and proposed use of all lots	___	___
Ten (10) copies of the preliminary plan	___	___
2- Existing Conditions:		
Deed record names of adjoining property owners	___	___
Location of streams, lakes, and land subject to 100-year flood	___	___
Location of adjoining property lines	___	___
Location of existing buildings on the site	___	___
Location of rights-of-ways for existing roads, railroads, and utility lines on or adjacent to the site	___	___
Size and location of existing sewers, water mains, drains, culverts, or other underground facilities within any road right-of-way on or adjacent to the site	___	___
Acreage of each drainage area affecting the proposed subdivision	___	___
Topography at intervals of not more than ten (10) feet. (Topography may be included on a separate map.)	___	___
Location of city and county boundary lines (if applicable)	___	___
Location of all central water and sewer lines within 1000 feet of the site	___	___
3- Proposed Conditions:		
Proposed road layout (road right-of-ways) and public crosswalk locations	___	___
Proposed road names	___	___
Road cross-sections	___	___
Profile of proposed roads showing natural and finished grades	___	___
Layout of all lots, including: area, setback lines, scaled dimensions, lot and block numbers, and utility easements with width and use	___	___
Preliminary letter of approval for septic waste disposal from DHEC	___	___
Construction plans for water supply, storm drainage, and sanitary sewer systems (if applicable)	___	___

Designation of all land to be reserved for public use	_____	_____
Proposed major contour changes in areas where substantial cut and/or fill is to be done	_____	_____
Number of proposed lots	_____	_____
Total length of proposed roads	_____	_____

If any of the above items are not included in your proposal, please explain why: _____

(Use back of form if additional space is needed)

NOTE: Submission of this application does not constitute the granting of preliminary plan approval. All applicable requirements must be met before the proposal is presented to the planning commission. Chester County reserves the right to request additional information other than that specified in this checklist when deemed necessary for the complete review of the proposal.