



Chester County, South Carolina

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

LAND DEVELOPMENT REGULATIONS

SKETCH PLAN APPLICATION

(Refer to Article 4 Section 4-1)

Date: _____ Case Number: _____ Invoice Number: _____

INSTRUCTIONS:

PLEASE COMPLETE THIS APPLICATION AND THE ATTACHED CHECKLIST. RETURN FORMS, YOUR SITE PLAN DRAWING, AND SUPPORTING INFORMATION 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 a statement identifying which regulation section(s) is affected and explain.

Sketch Plan Check List
Article 4, Section 4-1

Yes **No**

Sketch Plans submitted to the Planning Commission, prepared in pen or pencil shall be drawn to a convenient scale of not less than 200 feet to one inch (depending upon the lot sizes and total acreage to be subdivided) and shall show the following information: _____

1. Name

- a. Name of subdivision if property is with an existing subdivision. _____
- b. Proposed name if not within a previously platted subdivision. The proposed name shall not duplicate the name of any plat previously recorded. _____
- c. Name of property if no subdivision name has been chosen. (This is commonly the name by which the property is locally known.) _____

2. Ownership

- a. Name and address, including telephone number, of legal owner or agent of the property involved in the subdivision. _____
- b. Name and address, including telephone number, of the professional person(s), if any, responsible for the subdivisions design, or for the design of any public improvements, and for the surveys. _____

3. Location

- a. A vicinity map at a scale of not less than one-inch equals one thousand feet (1"= 1,000') showing the relationship for the subdivisions design, or for the design of any public improvements, and for the surveys. _____

4. Features

- a. Total acreage in the tract to be subdivided. _____
- b. Location of property lines, existing easements, railroad right of way, watercourses and existing buildings. _____
- c. Location of all existing or platted private and public streets or other public ways within or adjacent to the tract. _____
- d. Names of any adjoining subdivision. _____
- e. Approximate location, widths, and classification of proposed streets, including width of right of ways. _____

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|--|-------|-------|
| f. Approximate location, dimensions, and area of all proposed or existing lots. | _____ | _____ |
| g. Existing and proposed uses of land though out the subdivision | _____ | _____ |
| h. Existing uses of land surrounding the subdivision. | _____ | _____ |
| i. The approximate location and dimensions of any parcel of land 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. | _____ | _____ |
| j. Location of water bodies, streams, lakes, swamps and land subject to flood, based on a one- hundred-year frequency flood. | _____ | _____ |
| k. Topography in terms of mean sea level by contours at vertical Intervals of not more than 5 feet (the Administrative Official may accept vertical intervals of not more than 10 feet or waive the requirement where existing topographic mapping is not available at 5 feet contours and the terrain of the proposed subdivision is not of major significance), and extending at least 100 feet outside the subdivision. | _____ | _____ |
| l. Location of City limit lines and County lines, if applicable. | _____ | _____ |
| m. Zoning district classification of the property and adjacent property. | _____ | _____ |
| n. Active or abandoned cemeteries. | _____ | _____ |

CHESTER COUNTY
SOUTH CAROLINA
LAND DEVELOPMENT REGULATIONS

SKETCH PLAN APPLICATION CHECKLIST

(Refer to Article 4, Section 4-1)

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

1- General Information:	YES	NO
Vicinity map	___	___
Graphic scale, north arrow, and date	___	___
Total acreage of land to be subdivided	___	___
Existing and proposed use of all lots	___	___
Existing uses of adjacent land	___	___
Three (3) copies of the sketch plan	___	___
2- Existing Conditions:		
Location of streams, lakes, and land subject to 100-year flood	___	___
Location of existing property lines	___	___
Location of existing buildings on the site	___	___
Location of right-of-ways for existing roads, railroads, and utility lines on or adjacent to the site	___	___
Topography at intervals of not more than ten (10) feet. (Topography may be included on a separate map.)	___	___
3- Proposed Conditions		
Proposed road layout (road right-of-ways)	___	___
Layout of proposed lots, including area and dimensions	___	___
Preliminary letter of approval for septic waste disposal from DHEC	___	___
Number of proposed lots	___	___
Total length of proposed roads	___	___
Proposed method of water supply, water treatment, and other utility service	___	___
Proposed name of the subdivision	___	___

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

(Use back of form if additional space is needed)

