
ARTICLE 3: PROCEDURE FOR PLAT APPROVAL

Sketch or Site Plan- general layout of streets and for reservations of land, street improvements, drainage, sewerage, fire protection and other similar matters, as well as the availability of existing services.

Preliminary Plat-10 copies, 6 copies of Construction Plans
Must conform with approved Sketch plan

If Preliminary plat conforms to the Sketch plan all **Public Entities must be notified.**

Plat goes to Planning Commission

Final Plat= Be accompanied by:

- a. A minimum of ten (10) prints and one reproducible copy of the Final Plat on sheets not exceeding twenty-four (24) inches by thirty-six (36) inches with a drawing size of twenty-two (22) inches by thirty-four (34) inches;
- b. Two (2) prints of as-built drawing of sanitary sewers (if applicable) with grade, pipe sizes, and points of discharge;
- c. Two (2) prints of as-built drawing of storm sewer system with grade, pipe sizes, and location of outlets; and
- d. Two (2) prints of as-built drawing of water system with pipe sizes and location of hydrants and valves.

ARTICLE 3: PROCEDURE FOR PLAT APPROVAL

- e. Two (2) prints of as-built drawing of roads with grades and paving width.
3. Comply in all respects with the Preliminary Plat as approved.
4. Be accompanied by all formal irrevocable offers of dedication to the public of all streets, local government uses, utilities, park, and easements, in a form approved by the local government attorney, and the Final Plat shall be marked with a notation indicating the formal offers of dedication as follows:

The owner, or his representative, hereby irrevocably offers for dedication to the local government all the streets, local government uses, easements, parks and required utilities shown in the subdivision plat and construction plans in accordance with an irrevocable offer of dedication dated _____ and recorded in the Clerk of Court's Office.

By _____ Date _____
(Owner or Representative)

The applicant shall deliver a warranty deed to all such easements and lands in proper form for recording.

5. Be accompanied by the performance bond, if required, in a form satisfactory to the local government attorney and in an amount established by the Planning Commission upon recommendation of the County Supervisor/Manager shall include a provision that the principal of the bond shall comply with all the terms of the resolution of Final Plat approval as determined by the Planning Commission and shall include, but not be limited to, the performance of all required subdivision and off-site improvements, and that all improvements and land included in the irrevocable offer of dedication shall be dedicated to the local government free and clear of all liens and encumbrances on the premises.
6. Be accompanied by the following certificate signed by a South Carolina Registered Engineer covering all required improvements that are not bonded:

ARTICLE 3: PROCEDURE FOR PLAT APPROVAL

I hereby certify that the streets, drainage system, sewer system, and water system in _____ Subdivision as shown on the Record Drawings dated _____, prepared by _____ have been installed in accordance with the Preliminary Plat and Construction Plans approved by the Chester County Planning Commission on _____ (date).

SEAL

Registered Engineer

Final Plat Approval- B. Final Plat Approval. *Upon determination by the Administrative Official to the Planning Commission that the Final Plat is in conformity with the Preliminary Plat as approved, the Administrative Official shall submit an appropriate number of copies of the Final Plat and As-Built Drawings to the same agencies and County departments which reviewed and approved the Preliminary Plat.*

These reviewing agencies shall report their findings to the Planning Commission within thirty (30) days after receipt of the Final Plat.

Upon receipt of a report approved by the County Road Department or a registered professional engineer that all streets and drainage facilities have been properly installed in accordance with the Preliminary Plat, or upon approval of a bond for completion of improvements by the County Council, the Planning Commission shall give approval, approval with modifications, or disapproval of the Final Plat. When bond is used in lieu of completion of improvements, the bond shall stipulate the period of time within which all of the required improvements shall be installed and approved by the appropriate agencies. In no event shall this time be longer than two (2) years. *Final acceptance will be based on a satisfactory on-site inspection by the Administrative Official and reported in writing to the Planning Commission.*

In each case the Planning Commission shall act on a Final Plat within sixty (60) days after the date of application; otherwise, such plat shall be deemed to have been approved and a certificate to that effect shall be issued by the Planning Commission on demand; provided, however, that the applicant may

ARTICLE 3: PROCEDURE FOR PLAT APPROVAL

waive this requirement and consent in writing to the extension of such period. The grounds of disapproval of any plat shall be stated upon the records of the Planning Commission. No plat shall be acted upon by the Planning Commission without affording a hearing thereon, notice of time and place of which shall be sent by certified mail to the address provided by the applicant not less than five (5) days before the time of the hearing.

It is expressly understood that the Planning Commission shall not act to override the requirements of other agencies or County Departments. It may however, seek to bring agreement in cases of conflict between the various reviewing agencies, or a reviewing agency and the subdivider. In no case shall the Planning Commission disapprove a Final Plat of a subdivision which:

1. Meets the requirements of a Final Plat as set forth in the regulations, and
2. Conforms to an approved Preliminary Plat, and
3. Has all the required improvements installed and approved or a bond for such improvements approved by County Council.

C. Certificate of Approval for Recording. Upon approval of the Final Plat by the Planning Commission, the following statement will be placed on the Final Plat by the Administrative Official and one (1) copy of the plat returned to the subdivider:

The subdivision plat shown hereon has been found to comply with Chester County Land Development Regulations and has been approved for recording in The Office of the Clerk of Court for Chester County , South Carolina.

Date

Title

D. Recording of Final Plat. It shall be the responsibility of the County to file the plat with the Chester County Clerk of Court at the expense of the applicant.

ARTICLE 3: PROCEDURE FOR PLAT APPROVAL

- E. Staging of Major Subdivisions.** The Planning Commission may grant Final Plat approval to sections of a subdivision shown on an approved Preliminary Plat which meet all the previously mentioned requirements of this ordinance if such sections, in the opinion of the Planning Commission, are adequately served by all utilities, a storm drainage system and street system, even if no other sections of the subdivision are developed.
- F. Final Plat Revision.** If it should become necessary to revise a final plat due to a dimensional error, a revised plat shall be submitted to the County for final recording after the Planning Commission has approved and signed the revised plat.
- G. Approval of Plan or Plat Not Acceptance of Dedication of Land.** The approval of the land development plan or subdivision plat may not be deemed to automatically constitute or effect an acceptance by the County or the public of the dedication of any street, easement, or other ground shown upon the plat. Public acceptance of the lands must be by action of the governing body customary to these transactions.

ARTICLE 3: PROCEDURE FOR PLAT APPROVAL