



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

**LAND DEVELOPMENT REGULATIONS
FINAL PLAT APPLICATION**

(Refer to Article 4, Section 4-4)

Meeting Date: _____ **Case Number:** _____ **Invoice Number:** _____
(Office Use Only)

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 DEPARTMENT. INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE PLANNING DEPARTMENT 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".

Final Plat Check List

Article 4, Section 4-4

Final Plat

The Final Plat shall be prepared by a South Carolina Registered Land Surveyor.

The Final Plat shall be drawn to a scale of not less than one (1) inch equals one hundred (100) feet.

Yes **No**

Required Information - All revision dates and the following information must be shown on the final plat:

Name of owner of record.

Name of subdivision, date, north point, and graphic scale. The north point shall be identified as magnetic, true or grid north.

Name, registration number, and seal of registered surveyor and/or civil engineer.

Name of County in which the subdivision is located and location map.

Sufficient data to determine readily and reproduce accurately on the ground the location, bearing, and length of every street centerline, lot line, easement, and boundary line whether curved or straight.

This shall include the radius, point of tangent, and other data for curved property lines and curved streets, to an appropriate accuracy and in conformance with good surveying practice.

All areas subject to inundation by a 100-year flood shall be shown.

Names of owners of record of all adjoining land and all property boundaries, water courses, streets, easements, utilities and other such improvements, which cross or form any boundary line of the tract being subdivided.

Exact boundaries of the tract of land being subdivided shown with bearing and distances.

Streets, alleys, rights-of-way, and street names

Rights-of-way or easement: location, widths and purposes.

Lot lines, minimum building setback lines, and lot and block numbers. Minimum setback lines shall not be less than those required by the Zoning Ordinance.

Parks, school sites, or other public open spaces, if any.

All dimensions shall be to the nearest one-tenth (0.1) of a foot and angles to the nearest minute or as required by "Minimum Standards for the Practice of Land Surveying in South Carolina," whichever is stricter.

Accurate description of the location of all survey monuments and markers.

The proposed use of all parcels. If the proposed use of all parcels is the same, this can be noted on the final plat. Proposed use of the parcels shall not conflict with the uses permitted by the Zoning Ordinance

Active or abandoned cemeteries. Copy of a letter notifying the Chester County Abandoned Cemetery Commission of the location of any cemetery found on property to be developed.

Location of on-site debris burial.

Yes **No**

Certification - The following signed certificates shall appear on the Final Plat that is submitted to the Planning Commission by the sub divider:

A. Certificate of Accuracy

I hereby certify that the plan shown and described hereon is true, correct, and accurate survey required by the Land Development Regulations of Chester County and that the monuments shown were placed to the specifications set forth in said regulations.

_____ *Date* _____ *Registered Land Surveyor or Engineer*

SEAL _____ *S. C Registration Number* _____

Certification of Ownership and Dedication

It is hereby certified that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby dedicate all streets, alleys, walks, parks, and other sites to public or private use as noted.

_____ *Date* _____ *Owner*

Information to Accompany Final Plat when not using a Bond:

Article 4, Section 4-4

As built drawings of sanitary sewer system with grade, pipe sizes, manholes, points of discharge, and pipe invert elevation.

As built drawings of storm-water sewer system with grade, pipe size and location of outlets, and pipe invert elevations.

As built drawings of water system with pipe sizes and location of hydrants and valves.

The following signed certificate:

I hereby certify that the streets, drainage system, sewer system and water system in _____ subdivision as shown on the Plat dated _____, prepared by _____ has been installed in accordance with the Preliminary Plat (construction drawings) approved _____.

_____ *Date* _____ *Registered Engineer*
SEAL _____ *S.C. Registration Number* _____

Be accompanied by:

A minimum of 10 prints and one reproducible copy of the Final Plat on sheets not exceeding 24 inches by 36 inches with a drawing size of 22 inches by 34 inches

2 prints of as-built drawing of sanitary sewers (if applicable) with grade, pipe sizes, and points of discharge.

Yes No

2 prints of as-built drawing of storm system with grade, pipe sizes and location of outlets _____

2 prints of as-built drawing of water system with pipe sizes and location of hydrants and valves. _____

2 prints of as-built drawing of roads with grades and paving widths. _____

Comply in all respects with the Preliminary Plat as approved. _____

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 Courts Office.

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

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 or Mayor shall include a provision that the principle 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. _____

Be accompanied by the following certificate signed by a South Carolina Registered Engineer Covering all required improvements that are not bonded:

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/Town Planning Commission on _____

Seal _____
Registered Engineer

FINAL PLAT APPLICATION CHECKLIST
(Refer to Article 4, Section 4-4)

Are the following items included with your final plat application? Check yes or no.

1- General Information:

YES NO

Graphic scale, north arrow, and date	___	___
Name, registration number, and seal of registered surveyor	___	___
Sufficient surveying data to determine readily and reproduce accurately on the ground all details drawn on the plat	___	___
Boundaries of tract to be subdivided with all bearings and distances indicated	___	___
Final letter of approval for septic waste disposal from DHEC	___	___
Certifications outlined in Section 4-4	___	___
Five (5) copies of the final plat	___	___

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	___	___
Locations of right-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	___	___
Accurate description of the location of all monuments and markers	___	___
Location of city and county boundary lines (if applicable)	___	___
Road layout (road right-of-ways) and public crosswalk locations	___	___
Road names	___	___
Finished road grades	___	___
Layout of all lots, including area, setback lines, scaled dimensions, lot and block numbers, and utility easements with width and use	___	___
Designation of all land reserved for public use	___	___

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 final plat approval.

