



SUBDIVISION PRELIMINARY PLAT CHECKLIST

- _____ The size of the plat and number of copies should conform to the following: Twelve copies that are 24" x 36" (full size) and Two copies that are 11" x 17" (reduced size). **NOTE: Only six full size copies will be needed for initial review by the Technical Review Team.**
- _____ All plats shall be embossed with the seal and signature of the surveyor responsible for the work.
- _____ Copies of the preliminary plat must be submitted by the applicant to the following agencies for review:
- ___ Utility companies serving Tega Cay (three copies)
 - ___ SCDHEC
 - ___ York Co. Public Safety Communications (*NOTE: must submit in a digital format as a .dwg or .dxf file*)
 - ___ Lake Wylie Marine Commission (if applicable)
 - ___ Duke Power, Division of Lake Management (if applicable)
 - ___ U.S. Army Corp of Engineers (if applicable)
- _____ Zoning classification of area to be subdivided as well as adjacent areas (if applicable) is shown on plat.
- _____ Location of areas subject to 100-year flood is shown on plat (if applicable).
- _____ Location of adjoining property lines and existing buildings are shown on plat.
- _____ Locations of city and county lines are shown on plat (if applicable).
- _____ Topography of the site with a contour interval of not more than 5 feet is shown on plat.

_____ Locations of all existing streets, rights-of-way, railroads, and utility lines must be shown. Specifics must be given as to whether utility lines are in easements or rights-of-way and location of poles and/or towers shown.

_____ Location and size of all existing sewers, water mains, drains, culverts, or other underground facilities within the street or right-of-way adjoining the tract must be shown. Grades and invert elevations of sewers must be shown. Elevations must refer to Mean Sea Level Datum where public water and sewer are to be installed.

_____ Layout of streets, public crosswalks, street names or designations, grades, and cross sections are shown on plat.

_____ Profile of proposed streets showing natural and finished grades are shown on plat.

_____ Layout of all lots, including structure setbacks, scaled dimensions of lots, lot and block numbers, and utility easements with width and use are shown on plat.

_____ Construction Plan of sanitary sewers (if applicable) with grade, pipe size, location of manholes, and points of discharge and permit to construct from SCDHEC has been submitted.

_____ Construction Plan of storm sewer system(s) with grade, pipe size, and location of outlet has been submitted. System must be sized to accommodate runoff based upon the previous 25 years of rainfall frequency.

_____ Construction Plan for water supply system with pipe size and location of hydrants and valves and permit to construct from SCDHEC has been submitted.

_____ Designation of land (if any) that is to be reserved or dedicated for public use is shown on the plat.

_____ Designation of proposed use of all lots is shown on the plat.

_____ Proposed major contour changes in area where substantial cut and/or fill is to be done is shown on the plat.

_____ Total acreage of site, number of lots, length of new streets, acreage of common open space, acreage of natural undisturbed open space, and land use buffers are shown in Area Summary.

_____ Delineation of any wetlands (if applicable) is shown on the plat and letter by U. S. Army Corps of Engineers submitted.

_____ Stormwater Management and Sediment Control Plan has been submitted.

_____ Traffic Impact Analysis (if applicable) has been submitted. A Traffic Impact Analysis is required for all residential subdivisions consisting of 30 dwellings or greater and all commercial subdivisions of two acres or greater. Traffic Impact Analysis(s) must be performed by a professional engineer licensed in the State of South Carolina and shall conform to the requirements of SCDOT publication "Access and Roadside Management Standards", latest edition section 3C-2.1 impact studies.

_____ A REVEGITATION BOND must be submitted prior to issuance of a Land Disturbance Permit.

_____ A digital copy of the approved plat shall be submitted in .jpeg or .pdf format. One full paper set of the approved plat shall be submitted for stamping and retention by Development Services.

_____ Three full paper sets of the approved Grading and Stormwater Prevention and Pollution Control Plans must be submitted to Development Services for stamping. One set will be retained by the office, one set for the inspector, and one set must be kept on site at all times during construction.

All plats shall adhere to Ordinance 50, Appendix A-I: Survey Standards and contain the following information:

_____ A descriptive location of the property or vicinity map.

_____ The city, county and the state where the property is located.

_____ The name of the owner of the property or the name(s) of the person(s) who requested the plat.

_____ The date of the survey or plat.

_____ A graphic scale and numerical scale.

_____ The name, registration number, and address of the surveyor.

_____ The following certification:

"I hereby certify that the ratio of precision of the field survey is 1/() and the angular error of closure is () seconds per angle as shown hereon and the area if shown was determined by () method of area calculation."

Surveyor's Signature

Surveyor's Number

_____ The North arrow shall be shown and be accurately correlated with the courses with indications as to whether it is true, magnetic or grid.

_____ All property lines shall be defined by course and horizontal distance. All property lines shall be plotted to the scale shown in the title.

_____ Where a boundary is formed by a curved line, the curve will be defined by curve data to include the radius, delta angle, total arc length and the long chord by course and distance. The curve may also be defined as a traverse of chords around the curve. Chords shall be defined by course and distance.

_____ All easements and rights-of-way, obvious and apparent to the surveyor shall be shown and shall include their widths and center lines.

_____ Boundaries formed by water course shall be located and plotted to scale as shown in the title. Traverse lines and/or off-set lines used to close water course boundaries shall be shown plotted to scale and defined by course and distance.

_____ All newly established corners shall be marked by a metal, concrete or permanently located natural object. The metal corners shall be no less than 1 and 1/2 inch in diameter. The concrete corners shall be no less than 4 inches in diameter. Both being no less than 24 inches in length. The type of corner, old or new, shall be indicated on the plat. When conditions warrant setting a corner on an off-set, the location should be selected so

the corner lies on a line of the survey, or on a prolongation of such line.

_____ All lines not surveyed but copied from a previous survey shall be indicated on the plat and the source of the information given.

_____ The names of adjacent landowners, lot and/or block numbers, highways, streets, and named waterways shall be shown.

_____ Surveys shall be referenced to any permanent natural object, structure, or control monument, whether government or private, by courses and distances, or distance only.

_____ Physical features such as storm drains, sanitary sewers, water lines, buildings, water bodies, etc., shall be shown and plotted to the scale as shown in the title.

OFFICE USE ONLY

_____ Application is **COMPLETE** and is **ACCEPTED** for Plan Review

Date Accepted: _____

_____ Application is **NOT COMPLETE** and is **DENIED** for Plan Review for the following reasons:

1. _____
2. _____
3. _____

Designer Contacted By: _____ **Date:** _____