



## 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).
- \_\_\_\_\_ A digital copy of the plat shall be submitted in .jpeg or .pdf format.
- \_\_\_\_\_ 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 Study (if applicable) has been submitted. A Traffic Impact Study is required for all residential subdivisions consisting of 50 dwellings or greater and all commercial subdivisions of three acres or greater. Traffic Impact Studies 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.

**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.

Subdivision \_\_\_\_\_

Date \_\_\_\_\_

**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:** \_\_\_\_\_