

FORM PR

Application for Review of Preliminary Plan or Plat

TOWN OF BLYTHEWOOD

Date Filed: _____ Fee Paid _____ Application No. _____
(see Article 16, Land Development Regulations)

Instructions

This form must be completed for a review of any proposed development or subdivision of property under the Ordinance and Land Development Regulations. Please print or type. An application for a Zoning Permit (Form ZP) must also be completed and will accompany this document through the review process. If the applicant is not the property owner, the property owner must sign the Designation of Agent on Form ZP. If the application is on behalf of property owner(s), all owners must sign.

- An accurate, legible plat showing current property dimensions and locations of all existing structures, easements, and improvements on the property must be attached to an application for Preliminary Plan or Plat Review and is hereby received as _____ Exhibit A.

THE APPLICANT HEREBY REQUESTS

- Preliminary Review of Subdivision,
Preliminary Review of Site Plan for a Group Development,
Preliminary Review of Site Plan for a Planned Development,

Pursuant to Section _____ of the Zoning Ordinance, to develop the property described below in the following manner:

REF: Form ZP Application #: _____ Filed by: _____
Form TISRE Traffic Impact Study Evaluation performed? _____
Form TIS Traffic Impact Study required? _____ Criteria: _____
Form SKR Sketch Plan Review Completed? _____

_____ Distribution of Preliminary Plan or Plat(8 copies minimum + outside agencies) 30 days

- Planning Office (file copy)
Planning Commission x 7
SC-DHEC
Town Engineering Firm
Winnsboro Water
Palmetto Sewer
Central Midlands COG
E-911 Coordinator

Preliminary Plan or Plat approval shall constitute approval to begin grading, site preparation, and construction of improvements. Approval does not authorize the developer to obtain building permits or deed lots .

Preliminary Plats shall meet the minimum of standards of design set forth in these regulations and shall include the following information:

- Prepared by South Carolina Registered Land Surveyor at a convenient scale of not less than one inch equals 100 feet; adjustable depending upon lot sizes and total acreage but in no case shall be less than one inch equals 250 feet.
Name.
o Name of subdivision, property, development or property owner.
o Proposed name.
Ownership.

FORM PR

- Name and address, including telephone number, of legal owner or agent of property.
- Name and address, including telephone number, of professional person(s) responsible for the design of the subdivision, development, buildings, improvements, and surveys.
- Location.
 - Vicinity map at a scale of not less than 1" equals 1,000 ft. showing relationship of the proposed development to surrounding development(s). Vicinity map shall include a north arrow and scale.
- Features.
 - Total acreage in the tract.
 - Graphic scale
 - North Arrow identified as magnetic, grid, or true north
 - Date

Boundaries of the tract to be developed or subdivided with all bearings and distances indicated. Boundary survey shall be to such a degree of accuracy that the error of closure is no greater than 1:2,500.

- The following existing conditions shall be stated on the plat:
 - Topography by contours of not less than five (5) feet and extending to at least one hundred (100) feet outside the subdivision.
 - Deed record names of all adjoining property owners.
 - Names of any adjoining developments or subdivisions.
 - Property lines within and adjoining the development.
 - Location and ROWs of all existing or platted streets and other public ways, railroads, easements, water courses and buildings either on or adjacent to the property to be developed. Specify whether utility lines are in easements or ROWs, and show locations of poles, towers, and substations.
 - Location of all political boundaries.
 - Location of streams, lakes, swamps, and lands subject to flood, based on a one hundred-year frequency flood. Lots so affected shall be identified and noted on the plat.
 - Location of existing adjoining property lines.
 - In the case of re-subdivisions, a copy of existing plat with proposed re-subdivisions superimposed thereon.
 - Size and location of existing sewers, water mains, drains, culverts, or other underground facilities within the street or within the right-of-way of streets or roads adjoining the tract. Grades and invert elevations of sewers shall be shown.
 - The acreage of each drainage area affecting the proposed development.
 - All elevations shall refer to MSL datum (if available) where public water and/or public sewers are to be installed.

FORM PR

I (We) certify that the information contained on required documents submitted with this request is correct.

Date: _____ (sign) _____
Applicant

(sign) _____
Applicant

**Application for Review of Preliminary Plan or Plat
TOWN OF BLYTHEWOOD**

Action of Planning Commission

Date: _____

Application No. _____

- Approved.
- Disapproved for the following reason(s):

Chairman

Notification Received

Applicant

Applicant

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REF: Form AR-1 Application #: _____