

MAJOR SUBDIVISION DEVELOPMENT SUBMITTAL CONSTRUCTION PLAN CHECKLIST



See Section 5:2.4-3 & -4 of the Zoning and Land Development Regulations for detailed Construction Plan submittal requirements.

PROJECT NAME: _____

APPLICANT CHECKLIST (check all that apply, leave item unchecked if not applicable)

Applicable Review Fees.

Digital (PDF) copy of the construction plans and design calculations (+1 hard copy for Engineer Department).

Recorded Plat.

Recorded Deed.

Certification of Ownership and Dedication (per ZLDR section 5:2.4-4).

Sewer Easement Certification (per ZLDR section 5:2.4-4).

DHEC NOI and DHEC IL-NOI.

Copies of all applicable Driveway Encroachment Permits and Approval Letters
(State Road = SCDOT | County Road = Public Works).

N/A (Provide a short explanation for any items that are not applicable).

CONSTRUCTION PLAN CHECKLIST

GENERAL INFORMATION

Title block with proposed land development name.

Developer/applicant and/or owner/applicant contact information.

Contact information for professional person(s) responsible for design North Arrow, scale and date, including revision dates.

Tract boundaries and acreage.

Phase boundaries and acreage.

Tax Map Survey Number(s).

Vicinity Map.

Date.

SITE INFORMATION

Location of topographical lines, at 2' to 5' intervals (survey verified) extending at least 100' outside the subdivision, wetlands, floodplain areas and storm drainage ditches.

Current Zoning and land use of subject site.

Location names, and rights-of-way widths of existing or platted streets within and in the vicinity of tract.

Location and dimensions of all existing rights-of-way and easements either on or adjacent to the property to be subdivided.

Size and location of existing sewers, water mains, drains, culverts, or other underground facilities within the street or within the rights-of-way of streets or roads adjoining the tract.

Municipal/corporate lines (if applicable) and the position of the proposed development in relation to its surroundings indicating current land use and zoning of the subject site and adjacent property.

Elevations where public water and/or public sewers are to be installed.

PLANNED IMPROVEMENTS

Layout of streets, roads, sidewalks, alleys, paths and/or greenways.
Layout of all blocks and lots, including building setback lines, scaled dimensions of lots, consecutive lot and block number, and total number of lots.
Layout of all existing easements and right-of-ways, indicating width and use.
Total number of lots (existing and/or proposed).
Layout of proposed easements, indicating width and use.
Location, dimensions, and acreage of all common open space property proposed to be set aside for the common use of property owners in the proposed subdivision.
Indication of the use of all lots.

CONSTRUCTION PLAN

Staking Plan.
Phased clearing plan (per ZLDR section 5:3.5).
Profiles showing existing and proposed elevations along the center lines of all new roads.
Plans and profiles showing the locations and typical cross section of street pavements including curbs and gutters, sidewalks, storm drainage easements, rights-of-ways, manholes, catch basins, and other storm drainage structures.
Location of street trees, street lighting and street signs.
Location, size, invert elevations and easements for sanitary sewers, potable water lines, gas lines, underground cable and electric lines, fire hydrants, and other utilities and structures.
Copies of all applicable encroachment permits.
Location, size, elevation, easements, and other appropriate description of any existing facilities or utilities.
Erosion prevention, sediment control and stormwater drainage plans.
Topography at a contour interval of 2'.
A construction sequence.
All details, notes, and references required by the construction standards and specifications of Kershaw County, any other local government or organization providing any utility, and the SCDES.
Title, name, address, telephone, and signature of the SC Registered Engineer and Surveyor responsible for the plans with plan preparation date, including revision dates.
Kershaw County Stormwater Management and Sediment and Erosion Control Plan Review Checklist for Design Professionals (Completed and Signed).
Comprehensive Stormwater Pollution Prevention Plan and Manual.
Kershaw County Permanent Stormwater System Maintenance and Responsibility Agreement.

N/A (Provide a short explanation for any items that are not applicable).

Applicant's Name: _____ **Applicant's Signature:** _____ **Date:** _____