

Application for Review of Sketch Plan

TOWN OF BLYTHEWOOD

Date Filed: \_\_\_\_\_ Fee Paid \_\_\_\_\_ Application No. \_\_\_\_\_

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.

THE APPLICANT HEREBY REQUESTS

- Review of Sketch Plan for Traditional Subdivision,
Review of Sketch Plan for Group Development,
Review of Sketch Plan for Planned Development,

Pursuant to Section \_\_\_\_\_ of the Land Development Regulations, to develop the property described below in the following manner:

Engineering Firm Contact: \_\_\_\_\_

Timeline

- Pre-application Review meeting 1 day
Sketch Plan approval 30 days
Distribution of Sketch Plan (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

Sketch Plan approval shall constitute approval to begin preparation of the Preliminary Plat. Approval does not authorize the developer to begin proposed construction or improvements.

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

Date: \_\_\_\_\_ (sign) \_\_\_\_\_ Applicant

(sign) \_\_\_\_\_ Applicant

Action of Planning Official

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

Administrator

**FORM SKR**

Sketch Plan Checklist: All components must be checked or written explanation attached in the event of waiver.

- \_\_\_\_\_ Name of existing development or subdivision, proposed project name, or name of property owner
- \_\_\_\_\_ Ownership of property: name, address, telephone number of legal agent or property owner
- \_\_\_\_\_ Location: vicinity map at a scale of not less than 1" = 1,000 feet, including north arrow and scale
- \_\_\_\_\_ Total acreage to be developed or subdivided
- \_\_\_\_\_ Location of property lines, existing easements, ROWs, watercourses, and existing buildings
- \_\_\_\_\_ Location of all existing or platted streets or other public ways within and adjacent to the tract.
- \_\_\_\_\_ Names and locations of adjoining properties, platted subdivisions, developments and projects.
- \_\_\_\_\_ Approximate location, widths, and classifications of proposed streets, including width of ROWs
- \_\_\_\_\_ Approximate location, dimensions, and area of all proposed or existing lots.
- \_\_\_\_\_ Existing and proposed uses of land throughout the tract.
- \_\_\_\_\_ Approximate location and dimensions of any parcel of land proposed to be set aside for a park, playground, walkway, bike paths, or other public use, or for the common use of property owners in the proposed development with designation of purpose thereof.
- \_\_\_\_\_ Location of lakes, swamps, and lands subject to flood, based on FEMA 100-year frequency flood maps
- \_\_\_\_\_ Topography in terms of mean sea level by contours at vertical intervals of not more than five (5) feet unless topographic mapping is not available at five (5) feet contours and the terrain of the proposed development is not of major significance in the judgment of the Zoning Official, in which case ten (1) feet may be acceptable. Topographic mapping shall extend at least one hundred (100) feet outside the boundaries of the area to be developed.
- \_\_\_\_\_ Location of all political boundaries, including municipal, county, state, and federal lands
- \_\_\_\_\_ Zoning District classification(s) and areas that may be split or divided between two or more zoning districts but are included within the boundaries of the tract.

Note: The developer may, and is encouraged, to submit a sketch plan of the entire tract he plans to ultimately develop, although present plans may call for the actual development of only a portion of the property.