

MAJOR SUBDIVISIONS

Laurens County
Building, Planning, & Public Works
Departments



MAJOR SUBDIVISION DEVELOPMENT

CONSTRUCTION SITE PLAN

Major Subdivision - All division of a tract or parcel of land into ten (10) or more lots, building sites, or other division for the purpose, whether immediate or future, of sale, lease or building development, or any division of a tract or parcel of land involving a new street or a change in existing streets.



Major Subdivision Development Submittal Checklist: CONSTRUCTION SITE PLAN

This checklist must be completed, signed, and submitted with application.

Project Name: _____

Applicant: _____

Check all that apply. Leave item unchecked if not applicable

Applicant Checklist

Construction plans shall be prepared by a registered South Carolina Engineer at a convenient scale of at least one (1) inch = two hundred (200) feet and not more than one (1) inch = one hundred (100) feet.

Laurens County Land Development Application (for Major Subdivision) and applicable Review Fees.

Eight (8) 24" x 36" copies of the Preliminary plat (and Conceptual Plan if submitted)

Eight (8) 24" x 36" copies of the Construction Site Plan and design calculations

One (1) digital copy of the Preliminary Plat, Construction Site Plan, (and Conceptual Plan if submitted)

Recorded Preliminary Plat (if not being reviewed simultaneously with the Preliminary Plat)

Recorded Deed, and deed record names of adjoining property owners

Copies of all Encroachment Permits and Approval Letters (i.e. utilities, roadways, railroad, etc.)

Sewer Easement Certification, DHEC NOI and DHEC IL-NOI

Laurens County Tax Map Survey (TMS) number(s) and performed by a Registered Land Surveyor. Plats should meet the minimum "Standards of Practice Manual for Surveying in South Carolina" as approved by the S.C. Department of Labor, Licensing and Regulation.

Traffic Impact Study for proposed developments generating one hundred (100) or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street.

Drainage Plan prepared by a licensed Engineer showing proposed structures, pipe sizes, drainage easements, pipe locations where water will be taken off street and drainage calculations, erosion control measures, and storm water drainage and retention plans.

A Utilities Plan showing the existing and proposed utilities on and adjacent to the tract showing proposed connections to existing utility systems. 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

A Landscaping Plan showing the locations, species, and planting size of all trees, shrubs and grasses proposed for planting on-site, including a table with this data.

Lighting Plan showing locations and type of lighting proposed.

Tree Survey showing the locations and species of existing trees on-site, the diameters at breast height (4.5 feet above ground), and indicating which trees are proposed for removal including a data table. (A tree survey can be overlaid and combined with a grading plan.) with a data table.

Grading/Land Disturbance Plan including any phased grading and locations of protected buffers. Profiles showing existing and proposed elevations along the center lines of all new roads

Plans and profiles showing the locations, dimensions, 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 and retention structures.

** Information submitted to the Technical Review Committee and then to the Planning Commission should be the overall project planned, and changes to the approved design may require review and approval by one or all county parties.*

** Variance Requests will not be accepted until after the project is reviewed by the Technical Review Committee when required.*

CONSTRUCTION SITE PLAN DESIGN

An appropriate engineer's scale sufficient to locate the subdivision and a north arrow.
Name of subdivision, name and address of owners, the engineer or surveyor and the owner of abutting property and/or properties.
Acreage of land to be subdivided.
Boundaries of area to be subdivided with bearings and distances.
Any deed restriction or restrictive covenants.
Proposed lot lines, lot numbers, dimensions, front, rear, and side setbacks, street names and road easements.
Proposed use for lots within the development and the existing land use of the land of the abutting properties.
The location of existing and proposed easements with their location, widths, and distances.
Location of existing water courses, culverts, railroads, streets, bridges, etc.
The percentage and acreage of natural and common open space requirements provided as outlined under Section 18-2 of Chapter 18, shown on the site plan.
Location of street trees, street lighting and subdivision signs.
Copies of all applicable encroachment permits.
The location of any riparian or wetland areas within the boundaries of the property, the location of any flood hazard zones, the mean high-water line, and the upland boundary of any required buffers in accordance with Section 18-6 of Chapter 18.
A diagram of on-site tree and required buffer protection plan measures and methods.
Rights of way and access dimensions and access/drive visibility triangles.
Road construction elevations and construction materials.
The plan shall be accompanied by a tentative centerline profile for each street if deemed necessary by the County.
Locations of proposed dumpsters and screening plan/diagram.
Parking areas: stall and access drive dimensions, directional arrows, and required parking lot landscaping on the landscaping plan.
Proposed loading areas and stalls.
Provide construction standards to meet the SC State Fire Codes and the County's Code of Ordinances.

Signature: _____ **Date:** _____

TECHNICAL REVIEW COMMITTEE USE ONLY BELOW

Project Name: _____

Application is COMPLETE and is ACCEPTED for review by the Technical Review Committee.
Application is NOT complete and is DENIED for review by the Technical Review Committee for the following reasons:

Designer Contacted By:
Staff:

Date:
Date: