

MAJOR SUBDIVISION

Laurens County
Building, Planning, & Public Works Departments



MAJOR SUBDIVISION DEVELOPMENT FINAL PLAT

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 Submittal Checklist: FINAL PLAT

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

- Laurens County Land Development Application (for Major Subdivision)
- Applicable Review Fees
- Five (5) 24" x 36" copies of the final plat
- Digital copy of Final Plat
- Certification of Approval for Recording
- Certificate of Ownership and Dedication
- Certification for Private Roads and Facilities
- Sewer Easement Certification
- Performance Financial Guarantee
- Surveyor Certification
- Five (5) copies of the Stormwater As-Built Drawings and As-Built Certification Statement
- Five (5) copies of the Stormwater Pond Certification
- Copy of SCDHEC NOT (Notice of Termination)
- Report from the County Public Works official that all streets and drainage facilities have been properly installed in accordance with the Preliminary Plat and Construction Site Plan. Landscaping Conceptual Plan showing all entry ways and landscaping along exterior of the subdivision and exterior roads.
- Current Traffic Study including any intersections that will be impacted by subdivision traffic.

DESIGN CHECKLIST

- Title "FINAL PLAT FOR: _____ (name of land development)."
- Developer/applicant and/or owner/applicant contact information, registration number.
- Contact information for professional person(s) responsible for design, seal of the engineer or surveyor registered in South Carolina and the date that the survey was made.
- North arrow, scale and date, including revision dates.
- Tract boundaries and acreage.
- Tax Map Survey Number(s).
- Vicinity map.
- 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 and proposed rights-of-way and easements either on or adjacent to the property to be subdivided.
- Size and location of sewers, water mains, drains, culverts, or other underground facilities within the street or within the street or within the rights-of-way of streets or roads adjoining the tract .
- Layout of other easements, indicating width and use .
- Layout of all blocks and lots, including building setback lines; scaled dimensions of lots, consecutive lot and block numbers, and total number of lots.
- Location, dimensions, and acreage of all common open space property.
- Indication of the use of all lots.
- School District the proposed subdivision is located (all grades).

** Once approved, the Final Plat shall be recorded by the subdivider in the office of the Clerk of Court for Laurens County within a period of twelve (12) months from the date that approval is granted. After the expiration of twelve (12) months, said Final Plat approval shall be void.*

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: _____ **Date:** _____

Staff: _____ **Date:** _____