



Major Subdivision CONSTRUCTIONS SITE PLAN Submittal Checklist

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

Project Name: _____

Applicant: _____

Required Documents for Submittal

(Refer to Ordinance #926 for Referenced Items)

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

Laurens County Major Subdivision Application and applicable Review Fees.

Six (6) 24" x 36" copies of the Construction Site Plan.

One (1) digital copy of the Construction Site Plan with construction drawings prepared and sealed by a South Carolina Registered Engineer or Architect, in .pdf and .dwg formats.

One (1) digital copy of the approved Preliminary Plat in .pdf and .dwg formats.

Recorded Deed, and deed record names of adjoining property owners, and any restrictions.

Copy of the completed and submitted SCDHEC application for "Notice of Intent" (NOI)

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

Traffic Impact Study where applicable. (Div. 6, Sec. A.8, Table ii)

Grading & Drainage Plan prepared by a licensed Engineer showing proposed structures, pipe sizes, drainage easements, and drainage calculations. (Div. 6, Sec. A.8, ix.)

Stormwater Management and Erosion control Plan, with topographic contours.

Building elevations plan showing the proposed building(s) dimensions, design and elevations.

A Utilities Plan showing the existing and proposed utilities on and adjacent to the tract showing proposed connections to existing utility systems, the location, size, invert elevations and easements for sanitary sewers, potable water lines, gas lines, underground cable and electric lines, locations of fire hydrants, and other utilities and structures. (Div. 6, Sec. A.8, x.) and (Appendix A, Sec. N)

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. (Div. 6, Sec. A.8, xi.) and (Appendix A, Sec. K, 1, 2, 4)

Completed Tree Removal Permit Application. <https://laurenscounty.us/planning/> (Appendix C)

Completed Land Disturbance Application. (Div. 6, Sec. A.8, viii.)

Grading/Land Disturbance Plan including any phased grading and locations of buffers and protective silt fencing. (Appendix B, Sec. C.1.d and e)

Lighting Plan showing locations and type of lighting proposed. (Appendix A, Sec. M)

A subdivision Sign Plan showing placement, dimensions, and height. (Appendix A, Sec. L)

Rights-of-way profiles showing existing and proposed elevations along the center lines of all new roads, 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. (Appendix A, Sec. F)

If applicable, a Parking Plan showing lot locations & dimensions (Appendix A, Sec. H.2 & Table H.2.) and number of spaces provided. Locations and number of accessible parking spaces (Appendix A, Sec. H.3 & Table H.3.). Show minimum aisle and stall widths (Appendix A, Sec. H.4 & Table H.4.).

Items Required on the Plan

(Refer to Ordinance #926 for referenced items.)

Title Block Containing the Following:

Name of Subdivider or Owner(s), Surveyor and/or Engineer.

Type of plat (Minor Subdivision Plat)

Type of development (Residential, Commercial, Manufactured Home Park, etc.)

Property Tax I.D. Number(s)

Name of subdivision project or property.

Calculate and provide the total buildable area onsite (as per the definition provided under Appendix A, Sec. A.)

Total acreage, number of lots, lot sizes, with lots numbered on the Plat, and the proposed density calculations.

Date field survey was completed, Date of Plat.

Additional Items Required on the Plan

(Refer to Ordinance #926 for Referenced Items)

- Location map, north arrow and scale.
- Locations of Site Access, Driveways, Adjacent Streets (Appendix A, Sec. E), Driveway and Access spacing (Appendix A, Table E.11), Site Distance Triangles (Appendix A, Sec. E.13), Street Names (Appendix A, Sec. E.15), and the locations of curbs and gutters (Appendix A, Sec. F)
- The location (footprint) of proposed structures and required setbacks shown on the plat.
- Location & dimensions of proposed accesses, driveways, and sidewalks. (Appendix A, Sec. G.4)
- Location of dumpsters and screening methods if applicable. (Appendix A, Sec. I)
- Proposed loading areas and dimensions if applicable. (Appendix A, Sec. J & Table J)
- Parking lot streetscape and internal landscaping locations (Appendix A, Sec. K, 1, 2, 4)
- Size and location of existing sewers, water mains, drains, culverts, or other underground facilities.
- Approximate locations of any wetland bodies, riparian streams, FEMA Flood Hazard Zones and flood plain shown on the plat along with the upland boundary of their required buffers. <https://msc.fema.gov/portal/home> (Appendix A, Secs. B and C, Appendix B)
- Location of any required Land Use buffers. (Appendix B, Sec. C.2, Table C.2.1. and C.2.2)
- Location of silt fencing for buffer and open space protection. (Appendix B, Sec. C.1.d and e)
- Except for Conventional residential subdivisions as defined by Division 10, show the locations and acreage calculations of the Common and Natural Open Space and the silt fencing line locations provided for buffer and open space protection. (Appendix B, Sec. B and Sec. C.1.d and e)
- Provide the calculations for the Maximum Impervious Surface allowance of the buildable area for the site, existing and proposed. (listed under Div. 10, Tables 10.A.6, 11.A.4, and 12.C.5)
- Provide construction standards to meet the SC State Fire Codes and the County’s Code of Ordinances.

Written Statements Required on the Plan

(Plats will not be approved without the following statements.)

Open Space Note: ***"Newly created lots may be subject to Open Space and Maximum Impervious Coverage regulations. Open Space, Land Use buffers, and environmental buffer areas cannot be further subdivided."***

All buffers shall be prepared by a registered surveyor, on the Preliminary Plat, Construction Site Plan, and Final Plat where required (Appendix B, Sec. C.1.g). Each Plat and Plan shall include the following statement if a lot, or any part thereof, consists of a wetland or is located within the boundary of a designated Flood Plain or Flood Hazard Zone, as delineated on FEMA Maps for Laurens County, a notation shall be placed on all plats stating the following:

"This property or portions thereof contains a protected wetland and/or is located within the boundary of a FEMA designated Flood Plain or Flood Hazard Zone requiring a protective buffer that must be maintained in perpetuity in accordance with the recorded Operations and Maintenance Agreement by the responsible property owner. No clearing, grading, construction, or disturbance is permitted within the protective buffer except as permitted by Laurens County." (Appendix B, Sec. C.1.g.)

The following statement must be included on the Plat: ***"This Plat may be subject to additional regulations under the Laurens County Subdivision Ordinance #926, including the establishment and preservation of all required buffers and Tree Removal Permits for land clearing activities."***

For residential development, a statement that, ***"A maximum impervious surface coverage limit of 50-60%exists onsite for the development of the subdivision."*** (Div. 10, Tables 10.A.6, 11.A.4, and 12.C.5)

A statement defining what utilities are present onsite and what methods will be used for water and sewer services for the development.

A statement that ***"no land disturbance is to take place onsite until the Applicant has received an approved tree removal permit and land disturbance permit, (both posted onsite) and the construction site plan has been approved by the County."***

Applicant must attest to the following:

A copy of the tree removal permit and land clearing permit will be posted onsite, within public view, at all times.

Protective silt fencing will be in place prior to any land disturbance and all protective environmental, land use, and natural open space buffers marked through signage and tagging throughout the development process.

All trees or tree retention areas onsite shall be tagged through common colored ribbons onsite or roped off with signage indicating that they are protected.

A copy of the construction site plan shall be posted onsite, within public view, at all times.

Signature: _____ **Date:** _____