



LAURENS COUNTY BUILDING AND CODES
P.O. BOX 815, LAURENS, SC 29630 PHONE
(864) 984-6659 FAX (864) 984-1502

SUBDIVISION PERMIT APPLICATION

Subdivision Class: [] Minor Simple Plat/Survey (1-2 Lots) [] Minor Summary Plat/Survey (3-9 Lots) [x] Major Subdivision (10 or more Lots) [] Family/Agriculture Division
Plan Submittal Type: [x] Preliminary Plat/Plan [] Construction Site Plan [] Final Plat [] Performance Bond [] Surety Bond
Subdivision Type: [x] Conventional Residential [] Open Space Residential [] Multiple Family Residential [] Commercial [] Mixed Use [] Manufactured Home Park

Proposed Subdivision Name: Durham Estates Phase/Section: 1
Subdivision name must be previously approved by 911.

Proposed Address: Prospect Church Rd., Laurens SC 29368
Property Tax I.D. (s): 021-00-00-001 (partial), 020-01-00-001, 020-01-00-002

Floodplain, Flood Hazard Zones, Wetlands, or Riparian Rivers/Streams Present?: [x] Yes [] No
Number of lots: 32 Number of Buildings Proposed: 33 Number of Residential Units Proposed: 32
Total Acreage: 262.83 Acres of Natural Open Space Provided: 57.2 Acres of Common Open Space Provided: 13.13
Proposed Maintenance: [] Public Road [x] Private [] Both Proposed Density: 0.12 units/ac Miles of New Roads: 1.00
Road Classification: [] Arterial (A) [] Collector (C) [x] Residential (R) Existing Road Speed Limit: 45
Water Provider: Well Water Sewer Provider: Septic Tank [x] Septic Tank [] Well []
Council District: 2 Fire District: 141 Census Tract: 9202.01

Applicant: [x] Owner [] Developer [] Engineer [] Surveyor [] Agent [] Person(s) Contracting for Sale
Owner's Name: Joseph Benjamin Inc. Address: 208 Bruce Farm Road, Simpsonville, SC 29681
Owner Phone Number: Email:
Engineer's Name: Paul Talbert Company Name: Seamon Whiteside
Engineer's Phone Number: 864-298-0534 Email: ptalbert@seamonwhiteside.com
Developer's Name: Company Name:
Developer's Phone Number: Email:
Agent's Name: Martin Childress Address: 201 Braxton Meadow Dr. Simpsonville SC 29681
Agent's Phone: 864-256-6081 Email: mchildress@durhamhomesusa.com

*Note: An Agent filing an application for the Owner must fill out and submit an Acting Agent Authorization Form.

The Applicant must attest to the following as being true:
[x] Pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act (Section 6-29-1145 of the SC Code of Laws,) this tract or parcel is not restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with, or prohibits the proposed permitted activity.
[x] The parent parcel of the proposed subdivision can only be divided once as a minor subdivision. Further division of the parent and resulting parcels that would effectively create a total of ten (10) or more lots through multiple divisions shall constitute a Major subdivision and be reviewed and processed as such.
[x] I hereby certify and agree that I am authorized to make this application and that the above information is true and correct. I hereby authorize the staff of the Planning & Development Department to inspect the premises of the above-described property.
[x] I hereby certify that the development proposed will meet the requirements of the Laurens County Code of Ordinances, Building Codes, and all approvals granted by County Staff, County Planning Commission, and Laurens County Council.

PRINTED NAME Martin Childress DATE 11-29-23
APPLICANT'S SIGNATURE [Signature]



Laurens County Planning & Public Works Departments

Acting Agent Authorization Form

If you are the acting agent for the property owner or purchaser, we need written documentation granting you the authority to do so. Please fill out the following form.

Date: 11-29-23

I, Joseph Baldassarra, am the owner or purchaser of property in Laurens County, located at address Prospect Church Rd., Laurens, SC 29360 and having Tax Map # 021-00-00-001, 020-01-00-001, 020-01-00-002.

I hereby authorize:

- Martin Childress, Member (Relationship)
Robert Childress, Member (Relationship)
[Blank], [Blank] (Relationship)
[Blank], [Blank] (Relationship)

to act as my agent for the subdivision, permitting, variance/exeption requests, and/or development of the above mentioned property.

[Signature]
(Authorizers Signature)

Joseph Baldassarra
(Printed Name and Telephone Number)

[Signature]
Witness

[Signature]
Witness

*If submitting as the Purchaser, please include a copy of accepted contract by property owner.



Major Subdivision PRELIMINARY PLAT Submittal Checklist

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

Project Name: Durham Estates

Applicant: Martin Childress / Durham Homes

Project Address: Prospect Church Rd.

Property Tax ID #: 021-00-00-001, 020-01-00-001, 020-01-00-002

Documents Required for Application Submittal

- Laurens County Major Subdivision Application.
- Applicable Review Fees. - \$1,786.00
- Six (6) 24" x 36" copies of the Preliminary plat (and Conceptual Plan if submitted.) - 3 copies
- One (1) digital copy of the Preliminary Plat (and Conceptual Plan if submitted simultaneously.) in .pdf and .dwg formats. (Thumb drive or CD).
- Completed Acting Agent Authorization Form. <https://laurenscounty.us/planning/>
- Water availability letter. If public water is available, documentation of water service must be provided.
- Sewer availability letter. If sewer service is available, documentation of sewer service must be provided.
- Recorded Plat.
- Recorded Deed, and deed record names of adjoining property owners, and proof of no deed restrictions or restricted covenants.
- Copies of all applicable Encroachment Permits and Approval Letters (i.e. utilities, roadways, railroad, etc.)
- Tree Survey with calculations as per County Tree Removal Guide. <https://laurenscounty.us/planning/>
- Laurens County Tax Map Survey Number(s) performed by a Registered Land Surveyor meeting the minimum "Standards of Practice Manual for Surveying in South Carolina."
- Topographic Map, at 2' to 5' intervals (survey verified) extending at least one-hundred (100) feet outside the subdivision, wetlands, riparian, FEMA floodplain hazard areas, and storm drainage ditches.
- Traffic Impact Study, if applicable. (Div. 6, Sec. A.8, Table ii)

Items Required on the Plat

(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.
- Total acreage, number of lots, lot sizes, with lots numbered on the Plat, and the proposed density calculations.
- Calculate and provide the total buildable area onsite (as per the definition provided under Appendix A, Sec. A.)
- Date field survey was completed and date of Plat.

Additional Items Required on the Plat:

- Location Map, north arrow and scale.
- Location of proposed accesses, driveways, driveway spacing, sight triangles, and sidewalks with dimensions. (Appendix A, Secs. E, F, & G)
- Entire parent parcel and the proposed division(s) must be shown on the plat.
- Any existing buildings on the parcel to be subdivided (parent parcel) on the parcel being created shall be located on the plat with setback distances from the new property lines.
- The location (footprint) of proposed structures and required setbacks shown on the plat.
- Size and location of existing sewers, water mains, drains, culverts, or other underground facilities.
- Location of any easements and accesses that run with the property.
- 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)
- Except for conventional residential subdivisions as defined by Division 10, provide the calculations for, and locations of, the Common Open Space, and the Natural Open space requirements (listed under Div. 11, Table 11.A.4, and Div. 12, Table 12.C.5) on the Plat/Plan and in a table format. (Appendix A, Sec. A; Appendix B, Sec. B.2.g and B.3).
- Show 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 (listed under Div. 10, Tables 10.A.6, 11.A.4, and 12.C.5) for the project on the Preliminary Plat/Plan in a table format.

Written Statements Required on the Plat (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."*
- A written statement of the methods of dedication and management plan for the dedication type, management, and care of the Natural Open Space, Land Use buffers, and environmental buffers onsite. (Appendix B, Sec. B. 3 & 4) (Appendix B, Sec. C.1.g)
- Statement clarifying whether the property line is in the center of the stream or creek or the traverse line on lots abutting a stream or creek.
- Statement defining any easements and accesses that run with the property.
- 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)
- If septic tanks are to be installed, in order for the plat approved, prior to issuance of septic tank permits by SCDHEC, the following note will need to be added to the plat: (Div. 9, Sec. A.2 and A.3)
"As of this date _____, Lot/Parcel(s) _____ has/have not received approval from SCDHEC for a septic tank system. It is the responsibility of the Property Owner to contact SCDHEC for approval of a septic tank if/when development takes place. NOTICE: A Certificate of Occupancy shall not be granted to a building/use without a connection to a septic system or public sewer."
- If wells are to be installed, in order for the Preliminary Plat to be approved, prior to issuance of well permits by SCDHEC, the following note will need to be added to the plat: (Div. 9, Sec. A.2 and A.3)
"As of this date _____, Lot/Parcel(s) _____ has/have not received approval from SCDHEC for a well. It is the responsibility of the Property Owner to contact SCDHEC for approval of a well if/when development takes place. NOTICE: A Certificate of Occupancy shall not be granted to a building/use without a connection to a well or public water."

Applicant must attest to the following:

- The parcel being subdivided is not located in an existing platted residential subdivision as a lot and subdivision of record, unless exempted under the County's Ordinance #926, Division 4, Section A.
- Once approved, a 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.

Applicant Signature: _____

Date: 12/5/2023

LEGEND

- COMMON OPEN SPACE (13.13 AC)
5% OF TOTAL SITE
- NATURAL OPEN SPACE (9.22 AC)
21.8% OF TOTAL SITE
- FLOOD ZONE 'X'
- WETLANDS
- RIVER
- PROPOSED WELL LOCATION
- PROPOSED SEPTIC FIELD LOCATION

LOCATION MAP

OWNER:
JOSEPH BENJAMIN INC.
288 BRUCE FARM ROAD,
SIMPSONVILLE, SC 29681

DESIGNER:
DURHAM HOMES MARTIN CHILDRESS
134 E. EAST CURTIS STREET,
SIMPSONVILLE, SC 29681

ARCHITECT:
SUNCOAST ARCHITECTURAL, INC.
9 PHILIPPA RD.,
GREENVILLE, SC 29607

ENGINEER:
SEASON WHITESE & ASSOCIATES, INC.
SUITE 600, THIRDSIDE ROAD,
GREENVILLE, SC 29611

DESIGNER:
DURHAM HOMES MARTIN CHILDRESS
134 E. EAST CURTIS STREET,
SIMPSONVILLE, SC 29681

ARCHITECT:
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SUITE 600, THIRDSIDE ROAD,
GREENVILLE, SC 29611

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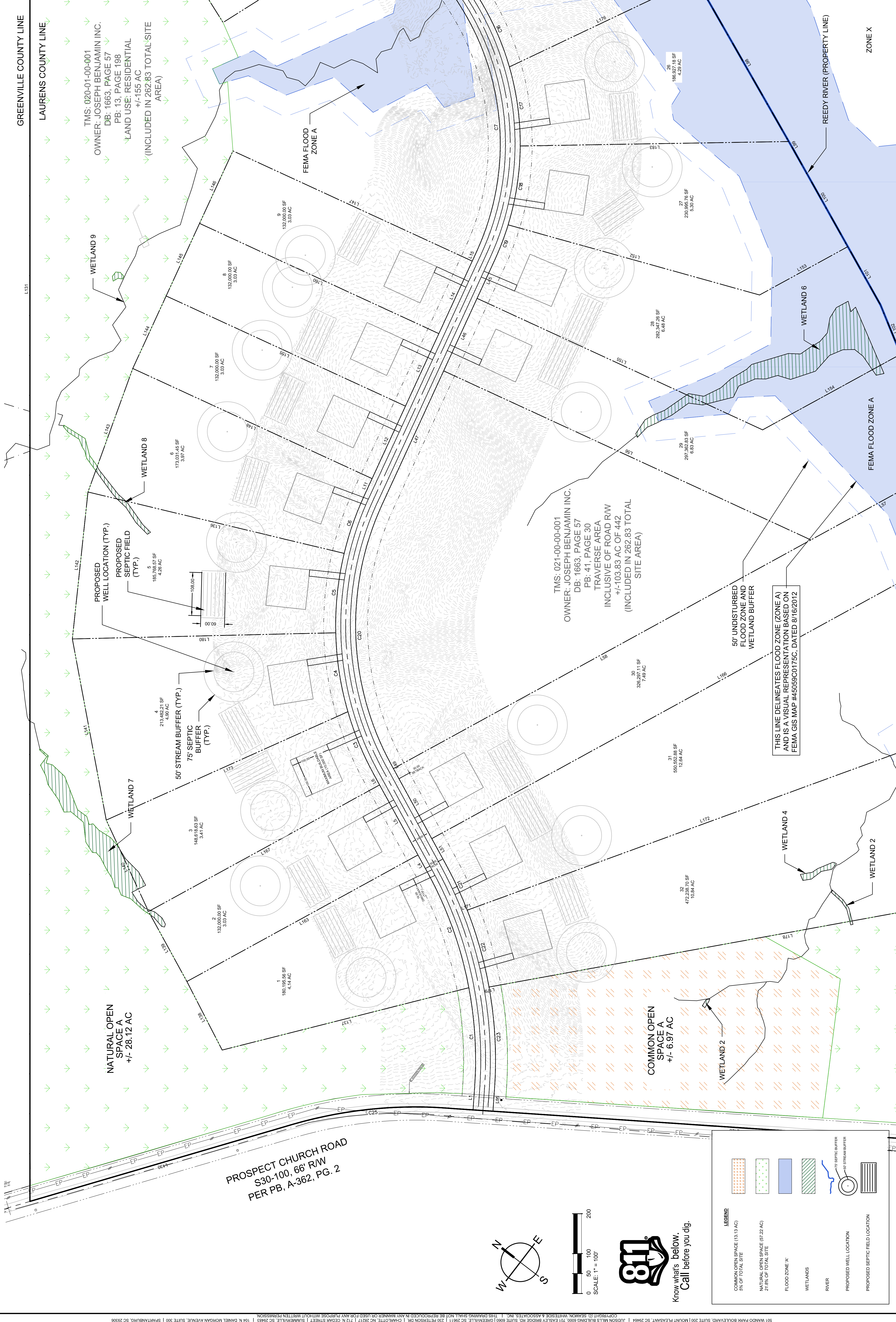
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TMS: 020-01-00-001
OWNER: JOSEPH BENJAMIN INC.
DB: 1663, PAGE 57
PB: 13, PAGE 198
LAND USE: RESIDENTIAL
+/-155 AC
(INCLUDED IN 262.83 TOTAL SITE AREA)

TMS: 021-00-00-001
OWNER: JOSEPH BENJAMIN INC.
DB: 1663, PAGE 57
PB: 41, PAGE 30
TRAVERSE AREA
INCLUSIVE OF ROAD R/W
+/-103.83 AC OF 442
(INCLUDED IN 262.83 TOTAL SITE AREA)

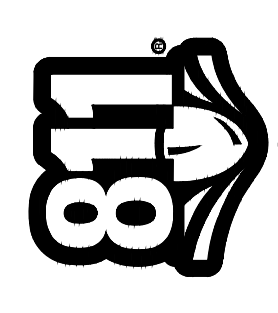
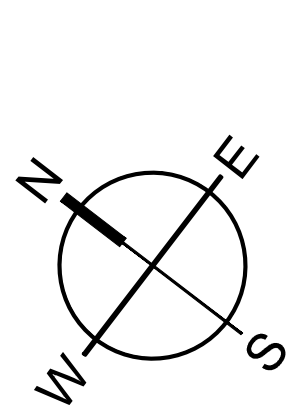
THIS LINE DELINEATES FLOOD ZONE (ZONE A) AND IS A VISUAL REPRESENTATION BASED ON FEMA GIS MAP #45059C0175C, DATED 8/16/2012

50' UNDISTURBED FLOOD ZONE AND WETLAND BUFFER

NATURAL OPEN SPACE A
+/- 28.12 AC

COMMON OPEN SPACE A
+/- 6.97 AC

PROSPECT CHURCH ROAD
S30-100, 66' R/W
PER PB, A-362, PG. 2

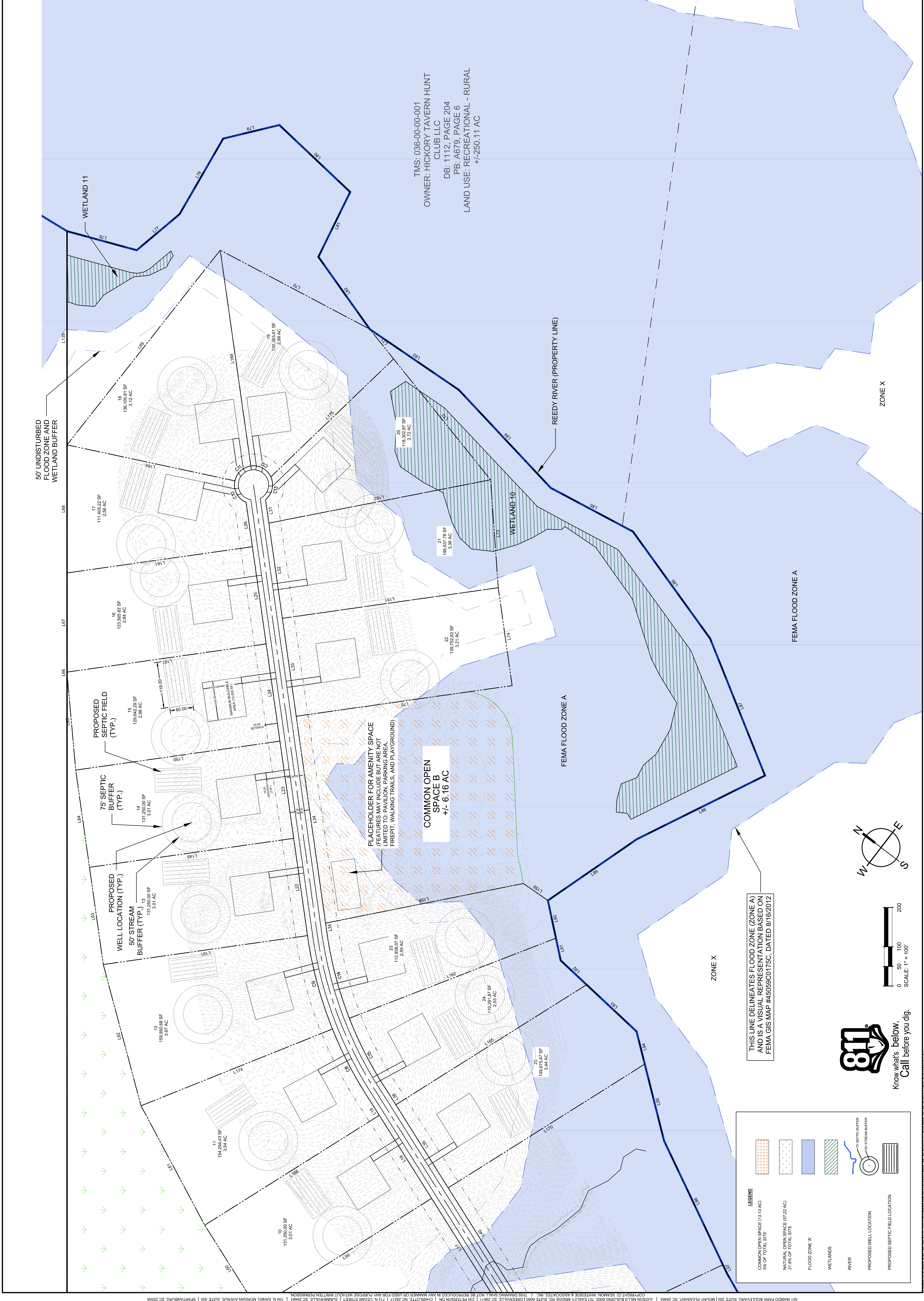
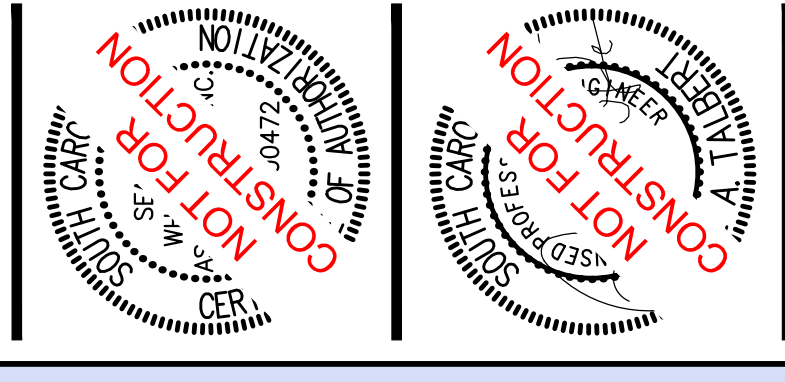


Know what's below.
Call before you dig.

LEGEND

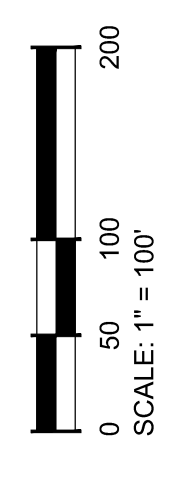
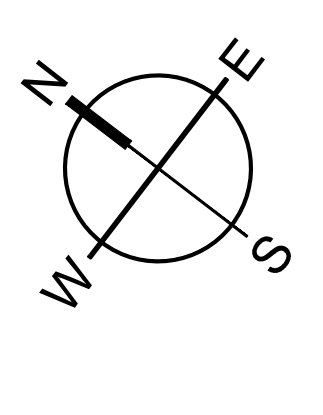
- COMMON OPEN SPACE (13.13 AC) 5% OF TOTAL SITE
- NATURAL OPEN SPACE (27.22 AC) 21.8% OF TOTAL SITE
- FLOOD ZONE 'A'
- WETLANDS
- RIVER
- 75' SEPTIC BUFFER
- 50' STREAM BUFFER
- PROPOSED WELL LOCATION
- PROPOSED SEPTIC FIELD LOCATION

501 WANDO PARK BLVD., SUITE 200 | MOUNT PLEASANT, SC 29544 | JUDSON MILLS BUILDING 6000 701 EASTER BROOK RD. SUITE 600 | GREENVILLE, SC 29611 | 250 PERSON DR. | CHARLOTTE, NC 28217 | 1715 N. CEASE STREET | SUMMERVILLE, SC 29485 | 104 N. DANIEL MOGAM AVENUE, SUITE 300 | SPARTANBURG, SC 29386



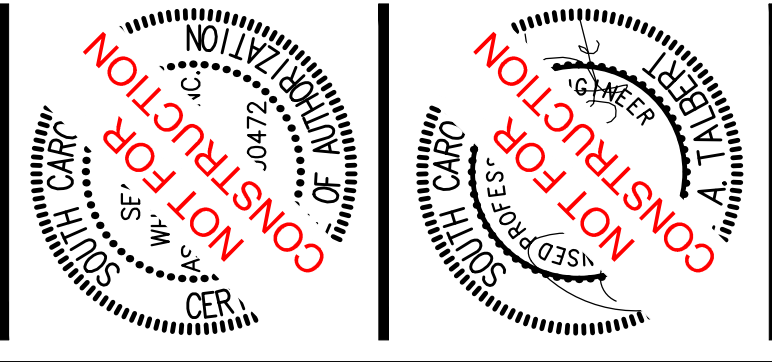
LEGEND

- COMMON OPEN SPACE (3.19 AC) 5% OF TOTAL SITE
- NATURAL OPEN SPACE (7.22 AC) 21.8% OF TOTAL SITE
- FLOOD ZONE 'X'
- WETLANDS
- RIVER
- PROPOSED WELL LOCATION
- PROPOSED SEPTIC FIELD LOCATION
- 75' SEPTIC BUFFER
- 50' STREAM BUFFER

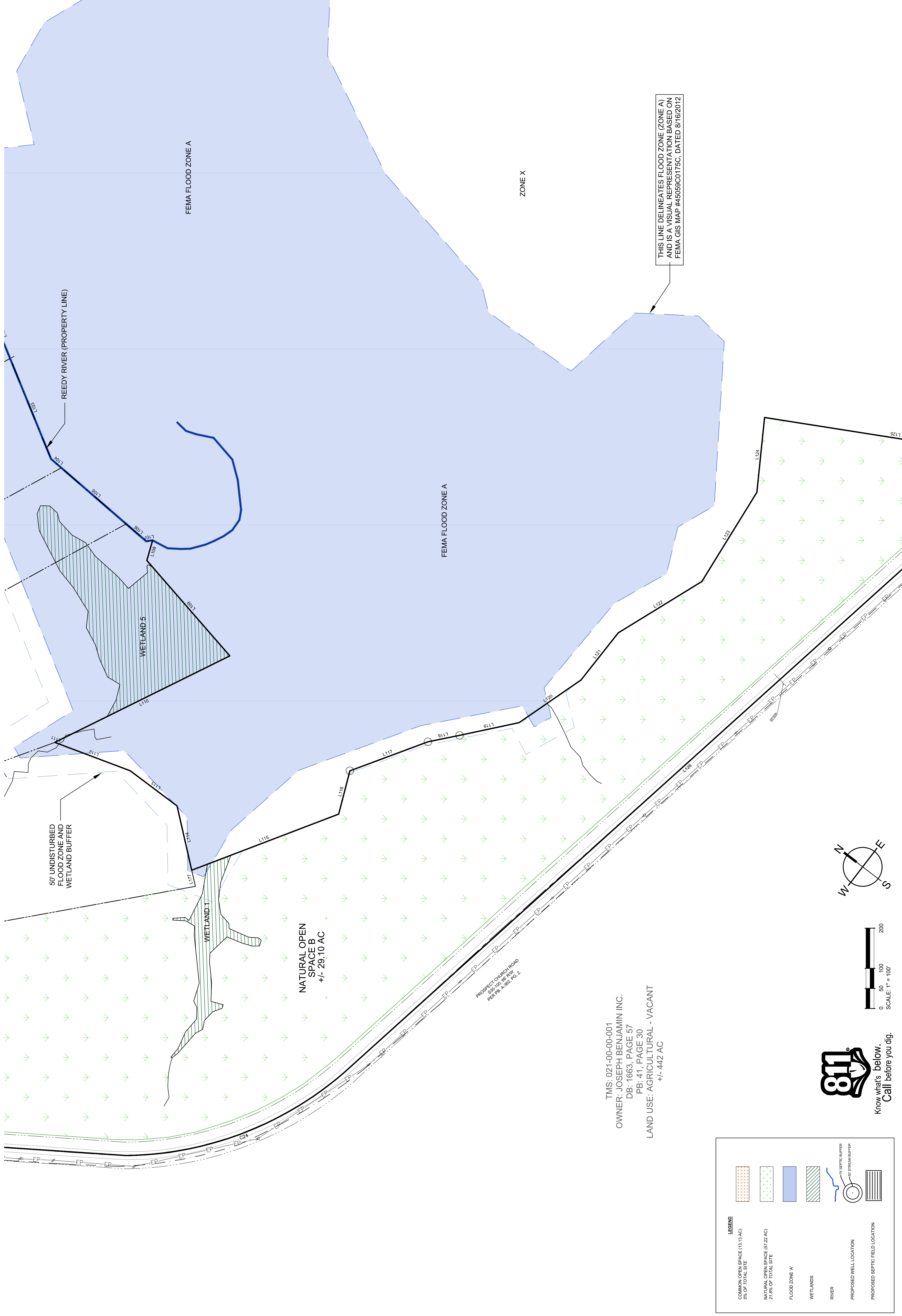


Know what's below.
 Call before you dig.

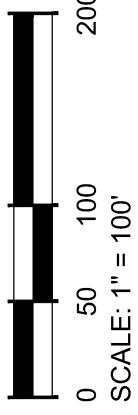
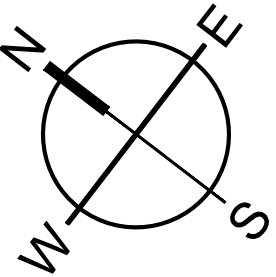
501 WANDO PARK BLVD, SUITE 201 | MOUNT PLEASANT, SC 29544 | JUDSON MILLS BUILDING 6000 701 EASTER BRIDGE RD, SUITE 600 | GREENVILLE, SC 29611 | 250 PERSHON DR | CHARLOTTE, NC 28217 | 1715 CEASE STREET | SUMMERVILLE, SC 29485 | 109 N. DANIEL MORAN AVENUE, SUITE 300 | SPARTANBURG, SC 29398



REVISION HISTORY	



TMS: 021-00-00-001
 OWNER: JOSEPH BENJAMIN INC.
 DB: 1663, PAGE 57
 PB: 41, PAGE 30
 LAND USE: AGRICULTURAL - VACANT +/- 442 AC



Know what's below.
 Call before you dig.

LEGEND	
	COMMON OPEN SPACE (13.13 AC) 5% OF TOTAL SITE
	NATURAL OPEN SPACE (67.22 AC) 21.8% OF TOTAL SITE
	FLOOD ZONE 'A'
	WETLANDS
	RIVER
	PROPOSED WELL LOCATION
	PROPOSED SEPTIC FIELD LOCATION
	50' SEPTIC BUFFER
	50' STREAM BUFFER