

Anderson County Planning Commission

David Cothran, Chair, District #5
Ed Dutton, District #1
Brad Burdette, District #3
Debbie Chapman, District #7

Jane Jones, Vice-Chair, District #6
Lonnie Murray, District #2
Jerry Vickery, District #4

Tuesday, March 12, 2019
Regularly Scheduled Meeting
6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - A. February 12, 2019 Regular Meeting
4. Public Hearings - None
5. Old Business
6. New Business
 - A. Preliminary Subdivision: Spencer's Trail
 - i. Staff Report
 - ii. Public Comments (3 minute limit per speaker)
 - B. Preliminary Subdivision: Breckenridge
 - i. Staff Report
 - ii. Public Comments (3 minute limit per speaker)
7. Public Comments, non-agenda items (3 minute limit per speaker)
8. Other Business - Rezoning Form Update
9. Adjournment

The Planning Commission meets on the second Tuesday of each month, unless otherwise noted. Meetings are held at 6:00 PM in the County Council Chambers, 2nd floor of the old courthouse, located at 101 South Main Street, Anderson.

Planning & Community Development Department
401 East River Street
Post Office Box 8002
Anderson, South Carolina 29622
864-260-4720 (Telephone)
Planning@andersoncountysc.org (Email)

Anderson County Planning Commission
Tuesday, February 12, 2019
6:00 PM
County Council Chambers
Second Floor – Old Courthouse
Anderson, South Carolina

Minutes

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, as amended and the Anderson County Ordinance #386, as adopted on September 21, 1993, the media was duly notified of the date, time, and place of the meeting.

Members Present: Ed Dutton, Lonny Murray, Brad Burdette, David Cothran, Jane Jones and Debbie Chapman

Members Absent: Jerry Vickery

Staff Present: Alesia Hunter, Jeff Parkey, Tim Cartee, Rhonda Sloan, Lisa Mann, Matt Hogan and Celia Boyd Myers

Call to Order: Vice-Chair Jones called the meeting to order, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Vice-Chair Jones called for any changes to the agenda. Hearing none, the agenda was unanimously approved with a motion by Mr. Dutton and a second by Ms. Chapman.

Approval of Minutes: Vice-Chair Jones called for any changes to the minutes from the January 9th regular Commission meeting. Mr. Burdette noted that his vote for the Green Pond item was denial opposed to the recorded approval. Hearing no other amendments, the minutes were approved, as amended unanimously, with a motion by Mr. Dutton and a second by Ms. Chapman.

Public Hearings:

Request to rezone +/- 7.96 acres from R-20 to IZOD at 2062 Frontage Road

Celia Myers presented the staff report and recommendation for the request on Frontage Road. The proposal is to develop a “tiny home” community, allowing spaces for lease, short or long-term, located on Frontage Road, off Manse Jolly. Staff recommended denial based on incompatibility with the surrounding areas and based on the merit of the Statement of Intent submitted. Vice-Chair Jones opened the public hearing and invited comments. The applicant, Chip Fogleman, addressed the Commission first. He explained the concept of the development – leased lots with gravel drives, providing a common septic system. Vice-Chair Jones questioned the leased price. Mr. Fogleman stated that he believe it would be around \$800/month. Mr. Murray questioned whether there were to be more than one septic system. Mr. Fogleman clarified that is would be joint system. Ms. Chapman asked whether this was designed to be a campground. Vice-Chair questioned the stormwater runoff. Mr. Folgeman stated that requirements would be met, but it would be discharged directly into the lake. Two residents who reside across the lake from the property stated their opposition to the proposal. Reasons included location, impacts to the lake and impact to neighborhoods across the water. One additional resident from the Powdersville area addressed the lease price, indicating that it was not affordable housing. Hearing no other comments, the public hearing was closed. Mr. Murray moved to accept staff’s recommendation of denial; and Ms. Chapman seconded the motion. The motion to deny was passed unanimously.

(David Cothran entered at this time.)

Request to rezone +/- 99.25 acres from R-A to R-10 at Long Road and Midway Road

Rhonda Sloan presented the staff report and recommendation for this rezoning request. The proposal was for single-family subdivision at the corner of Long Road and Midway Road. While facilities exist that

could support a development that is denser, staff determined the request for R-10 was incompatible with the character of the surrounding area and recommended denial. Chairman Cothran called for questions from the Commissioners. Ms. Jones questioned the number of homes planned. The applicant Daniel Youngblood stated that 300 could be developed, but with green space, he would be happy with 200. Ms. Jones questioned his ability to uphold the covenant restrictions. Mr. Youngblood stated that the restrictions applied to house square footage and design, not lot size; concluding that the development would meet the restrictions. Chairman Cothran opened the public hearing and invited comments. Eleven surrounding residents stood to oppose the proposed rezoning. Reasons included character of the surrounding area, blind spot in road, road capacity, agricultural lands, wildlife habitat, congestions, impacts to Big Beaverdam Creek, sewer capacity, school systems, stormwater runoff, etc. Mr. Youngblood readdressed the Commission. He stated that he too loved the area and wished to preserve the land, by a denser development to save open space; however, due to the opposition by the surrounding community, he wished to withdraw the request and reapply at a later date for a less dense zoning category. Hearing no other comments, Chairman Cothran closed the public hearing. Mr. Murray moved to accept the applicant's request to withdraw. The request was formally withdrawn.

Old Business: None

New Business:

Preliminary Subdivision: Chimney Hill

Tim Cartee presented the proposed Chimney Hill subdivision with a staff recommendation of approval. The proposed development would consist of 78 lots on 25.22 acres, located on Barr Circle and Robin Drive. Chairman Cothran called for any questions from the Commission. Ms. Jones asked what improvements have been made from the first two attempts. She stated that the second entrance would not help with the traffic concerns. Mr. Paul Harrison, representative, stated that residential is less traffic than commercial and that this proposal is less lots/homes than the first request. He added that the proposal is in an unzoned area, meets all codes, does not require a traffic impact study, but meets from the previous request's traffic impact report, and is in compliance with the future land use map. Chairman Cothran then called for public comments. Seven citizens spoke in opposition to the request, citing concerns of traffic, school capacity, speed of growth, infrastructure, emergency services response time and long-term impact to the area. One gentleman expressed concern over the recent denials when the staff recommended approval. Dr. Estes with School District One presented current enrollment numbers for the area schools (on file in the Planning office). Mr. John Beeson, the developer, stated that the development strictly followed the regulations and that the current 78 lots were much less than the originally requested 200+ townhomes. Mr. Harrison also indicated that they met with numerous county staff members to ensure all issues were ironed out prior to the meeting. Mr. Cothran then closed the public comments section. Mr. Dutton stated that he is constantly hearing challenges to the traffic impact studies. He wished that more specifics about the roads could be provided. Mrs. Jones then moved to deny the request based on "concerns for the public health, safety, convenience, prosperity and the general welfare; concerns for the balance of the interests of subdividers, homeowners and the public; concerns for the effects of the proposed development on the local tax base; and concerns for the ability of existing or planned infrastructure and transportation systems to serve the proposed development." Mr. Murray seconded. The motion to deny passed with Ms. Jones, Mr. Murray and Mr. Burdette in favor of denying and Ms. Chapman and Mr. Dutton abstaining (3-0-2).

Preliminary Subdivision: Grove at Oak Trail

Tim Cartee presented the staff report and recommendation of approval for the Grove at Oak Trail proposal. The development would consist of 99 lots on 43.62 acres, located on Powdersville Main.

Chairman Cothran called for public comments. Six citizens spoke in opposition to the proposal citing concerns of school traffic, school capacity, traffic congestion, emergency services and character of the area. The representative Tony Cirelli stated that the development would consist of approximately 2.3 units per acre, the access to the pump station/sewer easement and road easement were granted and the access road to the rear property has been handled. Ms. Jones questioned the traffic impact study, whether the study was done during school times and the 30 ft gravel access road through the middle of the development. The applicant, Mr. Sinclair stated that the road was at Mr. Elrod's (owner of rear property) request. The engineer defended the traffic impact study stating that the requirements are set by SCDOT and DOT and that the data was good. Chairman Cothran closed the public comments section. Ms. Chapman added that zoning could help with the issues at hand and asked the community to consider it. Ms. Jones then moved to deny the request based on "concerns for the public health, safety, convenience, prosperity and the general welfare; concerns for the balance of the interests of subdividers, homeowners and the public; concerns for the effects of the proposed development on the local tax base; and concerns for the ability of existing or planned infrastructure and transportation systems to serve the proposed development." Mr. Murray seconded the motion. The motion to deny passed with Ms. Jones, Mr. Murray and Mr. Burdette in favor of denying and Ms. Chapman and Mr. Dutton opposing (3-2).

Chairman Cothran called for any other new business. None was presented.

Chair Cothran called for any public comments related to non-agenda items. None were given.

Chairman Cothran called for any other business. Hearing no further business, Chairman Cothran adjourned the meeting at 8:15 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Planning Commission Secretary

Note: These minutes are in draft form and have not yet been reviewed nor approved by the Anderson County Planning Commission.

Anderson County Planning Commission

March 12, 2019

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name: Spencer's Trail (Previously Preston Trails)

Intended Development: Single Family Residential

Applicant: Crestview Venture, LLC-Phillip Day

Surveyor/Engineer: Bluewater Civil Design

Location: Intersection of Crestview Road, Harriett Circle (County) and Midway Road (State)

County Council District: 1

Surrounding Land Use:
North – SFR/Vacant
South – Church/Vacant
East – Vacant
West – School

Zoning: IZD (Innovative Zoning District) No Minimum Density
(Previously Zoned PD)

Tax Map Number: 147-00-04-005,-007,-009

Extension of Existing Dev: No

Existing Access Road: Crestview Road, Harriett Circle (County)

Number of Acres: +/- 72.27

Number of Lots: 178 (lots increased from 176)

This Development will be in 5 Phases: 82 lots Phase 1, 21 lots Phase 2,
35 lots Phase 3, 20 lots Phase 4, 20 lots Phase 5

Water Supplier: Hammond

Sewer Supplier: City of Anderson

Variance: No

Traffic Impact Analysis:

This new subdivision is expected to generate 1,780 new trips per day. Crestview Road & Harriett Circle is classified as a collector road with no maximum average vehicle trips per day.

An encroachment permit shall be required by Anderson County Roads and Bridges. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges.

Anderson County Roads & Bridges Department will discuss the future intersection improvement for Midway Road and Crestview Road

Staff Recommendation:

Sec. 38-311.

(c) At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission.

(Ord. No. 03-007, § 1, 4-15-03)

November 6, 2018

Alesia Hunter
Anderson County Planning Division
Development Standards
401 East River Street
Anderson, SC 29624
864.260.4352

RE: Spencer's Trail
"Preliminary Plat Submittal Package"
Crestview Road, Midway Road, & Harriett Circle - Anderson County, SC

Dear Alesia,

Please see below for a list of items being submitted for preliminary plat for the above referenced project. I have also listed some comments below to address some of the questions within the preliminary plat application packet. Please feel free to contact me (paul@bluewatercivil.com or 864-735-5068) if you have any comments or questions concerning this submittal.

Application Responses:

- Section 7 - Anderson County & SCDOT have been contacted regarding the proposed development. A traffic impact study is attached that has been performed per the County & State's requirements.
- Section 8 - There is no evidence of soil contamination on the property. There is no floodplain on the property. Wetland areas have been delineated and are shown on the preliminary plat. The existing soils on this site have been identified and a copy of the soil data has been provided.

Items Included in Submittal:

- (2) 8.5" x 11" Copies of the Preliminary Plat
- (2) 24" x 36" Copies of the Preliminary Plat
- (1) Completed Subdivision Application
- (1) Check for \$278.00 for Preliminary Plat Review Fee
- (1) Copy of E-911 Subdivision & Road Name Approval
- (1) Copy of Soils Map & Data
- (1) Copy of all Availability Letters from Utility Providers

- (1) Copy of Traffic Impact Study
- (1) CD with all Files Mentioned Above

Regards,
Bluewater Civil Design, PLLC



Paul J. Harrison, P.E., LEED® AP
Partner



Scheduled Public Hearing Date: 12-11-18
Application Received By: WN Storz
Date Application Received: 11-8-18
Amount of Fee Paid: 278.00 Check # 1194

Subdivision Plat Application Checklist

Anderson County Code of Ordinance Chapter 38
Land Use

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for review of subdivision development plans to be reviewed by county staff.

Should you need further assistance, please feel free to contact Development Standards between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday at (864) 260-4719



DEVELOPMENT STANDARDS REVIEW APPLICATION

Note: All plats must first be submitted to Development Standards. After submittal, plats will be distributed to the proper departments for review.

Date of Application 11-8-18DS Number 18-115

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND THE SUBMITTED
PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE**

Proposed Subdivision Name: Spencer's Trail1. Name of Applicant Crestview Venture, LLC - Phillip DayAddress of Applicant 7 Hindman Drive, Greenville, SC 29609Telephone Number(s) 864-907-6509Email phillip@falconsouthcarolina.com2. Property Owner(s) Larry M. Kowalski Et AlOwner(s) Address 366 Vandiver Road, Anderson, SC 29621Telephone Number(s) 864-226-9752

Email _____

Project Information3. Project Location: Intersection of Crestview Road, Midway Road, & Harriett CircleParcel Number/TMS: 1470004005, 4007, & 4009 County Council District: 01 School District: 05Total Acreage: 72.27 Number of Lots: 178 Intended Development: Single-family ResidentialCurrent Zoning: IZD Surrounding Land Uses: North: SFR/Vacant South: Church/Vacant East: Vacant West: School4. **Utility Agreement Services Letter of Approval**, Please attach to application.Water Supplier: Hammond Water Sewer Supplier: City of Anderson Septic: N/AElectric Company: Duke Energy Gas Company: Piedmont NG Telecommunication Company: AT&T5. Have any changes been made since this plat was last before the Planning Commission? N/A

If so, please describe: _____

6. Is there a request for a variance? N/A if so, please attach the description to this application.7. **SCDOT/ Roads & Bridges** must be contacted for this development prior to Planning Commission review, please attach conformation letters.

A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This study must be submitted with the application before it goes to the Planning Commission if applicable. Yes X or No _____

Label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

8. Site Analysis:

- a. Is there any evidence of soil contamination on property?
- B. If there is soil contamination, has the type of contamination been identified and if so what is the finding?
- c. Has the EPA been notified of the contamination? If not, why not?

Sec. 38-91. - Purpose.

Good development begins with an analysis of the natural and environmental features of a site. These factors include land forms, wetlands, soils, slopes, floodplains, etc., and they differ from site to site. Each is critical to, and must be addressed by the development process. The purpose of this division, therefore, is to mitigate the impact of development where it might adversely disturb or be adversely affected by these natural features.

Sec. 38-92. - Natural features analysis.

As part of the required site analysis, each site shall include an identification of any and all of the following natural features:

- (1) Floodplains.
- (2) Soils, with severe limitations to development.
- (3) Wetlands.

Where such features are identified, sound engineering solutions shall be required to reduce or eliminate any negative effects of the proposed development, or such features shall remain undisturbed.

Sec. 38-93. - Floodplain requirements.

Where floodplains are identified by the analysis, and shown on the flood hazard boundary maps for the county, latest edition, all development shall comply with Article IV of this Chapter relating to flood hazard prevention.

Sec. 38-94. - Soils analysis.

(a) Soils may and often do pose significant constraints to development. However, these constraints often may be overcome by sound engineering solutions, making use of such soils possible if proper steps are taken. Such steps might include the removal of these soils from construction areas, use of additional fill dirt, use of extra thick subbase, pilings, elevated first floors or other such measures. (b) The following soils are identified in a soil survey prepared for the county by the USDA Soil Conservation Service, as presenting severe limitations to development: Cartecay, Gwinette, Madison (where slopes exceed 1.5%), Pacolet and Toccoa. Where such soils have been identified on a site proposed for development, a soils analysis report shall be submitted together with the preliminary plat or site plan. The report shall describe the extent of the soil and how its limitations are to be overcome. The proposed method of dealing with the soils shall be approved by the staff of the planning commission, prior to the issuance of a building permit.

Sec. 38-95. - Wetlands requirements.

Where wetlands are identified by the analysis, the applicant shall contact the U.S. Army Corps of Engineers to determine if such wetlands are jurisdictional wetlands, and if so, secure the necessary permits and/or clearance before a building or use permit shall be issued by the county.

9. Proposed road names pre-approved by E-911 Addressing Office for the county.

10. Are there any current Covenants in effect for this proposed development? Yes _____ No X If Yes, please attach document.

Subdivision Plat Application Check List

The following checklist is to aid the applicant in providing the necessary materials for submittal.

1. Application Submittal Requirements and Process

To submit a Subdivision Plat Application, you must provide the following to the Development Standards Office:

☐ Two (2) 8 1/2 x 11 sized copies of the Preliminary Plat ☐ Two (2) 17 x 24 (or larger) copies of the Preliminary Plat

☐ Completed Subdivision Application ☐ Check made payable to Anderson County for Preliminary Plat Review

(Fee for Preliminary Plat Review is \$100 plus \$1 per lot.)

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

- ☒ (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- ☒ (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- ☒ (3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.
- ☒ (4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.
- ☒ (5) Present land use of land to be subdivided and of the abutting property and/or properties.
- ☒ (6) Acreage of land to be subdivided.
- ☒ (7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.
- ☒ (8) Tax map number of original parcel or parcels prior to subdivision.
- ☒ (9) Location of existing and proposed easements with their location, widths and distances.
- ☒ (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.
- ☒ (11) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.
- ☒ (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- ☒ (13) North arrow.
- ☒ (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- ☒ (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- ☒ (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.

SIGNATURE OF APPLICANT & Property Owner:

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

Signature of Applicant

Date

Signature of Owner

Date

2. After the Planning Commission approves the Preliminary Plat, the applicant must submit the following to the Development Standards Office.

- ☐ DHEC approval letter for storm water and erosion control
- ☐ Anderson County approval letter for storm water and erosion control
- ☐ DHEC approval letter for the use of septic tanks or a letter verifying sewer service availability
- ☐ SCDO to the Anderson County Roads & Bridges Department Encroachment Permit
- ☐ Subdivision plan approval letter from the Anderson County Roads & Bridges Department
- ☐ Form from E911/Addressing Office verifying the subdivision and road names have been approved
- ☐ Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **\$625** check made payable to Anderson County, the Grading Permit will be sent to the Anderson County Storm Water Department, they will contact the applicant to schedule a preconstruction meeting with design professionals and any utilities involved is required prior to land disturbance of one (1) acre or larger or part of a common plan. The applicant is also responsible for contacting the Roads & Bridges Department (260-4190) to schedule the required road inspections.

3. To obtain a Final Plat Approval, you must provide the following to the Development Standards Office:

- ☐ A **Bond Estimate** must be submitted Fifteen (15) days prior to the final plat and **Approved** by our office.
- ☐ Seventeen (17) 11 X 17 copies of the Final Plat (Four (4) 24 X 36 of these must have raised seal and landowner's signature)
- ☐ Digital copy of the plat (Floppy disk or CD)
- ☐ Check made payable to Anderson County for Final Plat Review (Fee for Final Plat Review is \$100)
- ☐ A performance bond, letter of credit, or certified check posted to Anderson County for a period of not less than eighteen (18) months to cover all remaining infrastructure improvements, including: roads, stormwater/erosion control, sewer and water – if not pre-paid through provider. The bond, letter of credit or certified check must be 125% of the requirement improvements, and should be accompanied by the contractor's cost estimates.

Please allow five (5) to ten (10) business days for review. After submittal, the applicant must then record the Final Plat at the Register of Deeds Office. When the roads within the subdivision have passed final inspection, County Council may vote to accept the roads into the County Road System; and the roads may be deeded over to Anderson County.

Sec. 38-332. - Final plat.

All final plats submitted for approval must contain, in addition to all requirements for preliminary plats, the following information:

- ☐ (1) A fully delineated plat of the subdivision accurately plotted to a scale of one inch equals 200 feet or larger and meeting or exceeding the minimum requirements of the South Carolina Department of Labor, Licensing and Regulation "Minimum Standards Manual for the Practice of Land Surveying in South Carolina."
- ☐ (2) Bearings and distances for all lines on the plat, with distance measured in feet and decimals thereof and bearings measured in degrees, minutes and seconds.
- ☐ (3) Lot numbers for each lot to be created by the division.
- ☐ (4) A statement on the plat stating, "There exists a 5 foot drainage and utility easement along all side and rear lot lines."
- ☐ (5) All easements for water mains or sanitary sewers not located in public road right of ways and serving more than one user. Such easements shall show location, width and conditions, together with a statement identifying the purpose or use of same.
- ☐ (6) Dimensions and locations of all public road right of ways and any existing easements or rights-of-ways evidencing special conditions that cross the property and are not located in the right-of-way of a public road, together with a statement identifying the purpose or use of same.
- ☐ (7) A statement clarifying whether any property line is in the center of any stream or creek.
- ☐ (8) A title block containing the following information: subdivision name; name of owner; name, address, registration number and seal of engineer or surveyor registered in South Carolina; date survey was made; certificate of authorization (unless surveyor is sole practitioner); certificate of accurate survey; certificate of ownership; certificate of approval for recording; TMS number and miles of new road. (See appendix A)
- ☐ (9) If the development is drawn in two or more sections, each section shall be accompanied by a key map indicating the location of the several sections.
- ☐ (10) The names of all abutting land owners, together with tax map numbers for abutting properties shall be shown and verified by the surveyor.

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

THIS CHECKLIST IS NOT TO BE CONSIDERED AS EXCLUSIVE OF ALL REQUIREMENTS.

**DESIGN PROFESSIONAL
CERTIFICATION**

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by

David M. Modny, RLS, and dated July 6th, 2018; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Paul J. Harrison, P.E.

Signed: *Paul J. Harrison*

Registered Professional No. 24224

Address: 718 Lowndes Hill Road, Greenville, SC 29607

Telephone Number: 864-735-5068

Date: 11/06/2018

OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat] or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 11/6/18

[Owner] [Agent] [Name]: Bob Barnett

Signed: *[Signature]*

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plat] is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

**This approval does not constitute approval of a Final Subdivision Plat.
(NOT FOR RECORDING)**



**falcon
real estate
development**

February 5, 2019

Ms. Alesha Hunter

Development Standards Manager

Anderson County

401 E. River Street

Anderson, SC 29624

Re: Proposed Spencer's Trail Development

Dear Ms. Hunter,

Falcon Real Estate Development, LLC, acting on behalf of Crestview Venture, LLC, ("Falcon") is the developer of the proposed Spencer's Trail residential development ("Spencer's Trail"). In the course of preparing development plans for Spencer's Trail, Falcon became aware of concerns raised about the need for enhanced traffic management near the intersection of Harriett, Midway and Crestview roads (the "Intersection").

In order to help Anderson County (the "County") better analyze traffic needs, Falcon voluntarily commissioned an independent traffic study that more specifically determines traffic impact from the development of Spencer's Trail (the "Traffic Study"). While the Traffic Study shows that no additional turn lanes are required to accommodate the planned entrances to Spencer's Trail, Falcon recognizes and agrees that improvements are likely needed at the Intersection and upon the connecting roads.

As evidence of Falcon's desire to be a good neighbor, Falcon previously volunteered to dedicate land for the widening of Harriett, Midway and Crestview. Falcon has also become aware that the installation of a

roundabout is being considered for the Intersection by the County and the South Carolina Department of Transportation ("SCDOT"). Falcon encourages the County and SCDOT to build the roundabout as soon as possible. Further, Falcon is willing to potentially help mitigate the costs associated with land acquisition by delaying home construction on several lots that could potentially be affected.

In order to provide time for the County and SCDOT to design the roundabout, Falcon is willing to defer home construction upon Lots 169, 170, 171, 172 & 173 until the earlier of a) twenty-four (24) months from the date of this correspondence or b) the date upon which fifty (50) of the sixty (60) planned lots located east of the sewer line easement shown on the Spencer's Trail preliminary plat have been sold to an independent third party.

Unfortunately, the construction of the cul-de-sac adjacent to Lots 169-174 cannot be deferred due to significant additional costs that would be required to remobilize construction efforts.

It is our hope that this will assist the County and the SCDOT in their efforts to build the roundabout and create a better traffic environment for the area's residents.

Please do not hesitate to contact us should you have any questions or if we can be of any further assistance.

Best regards,

Falcon Real Estate Development

Phillip Day

Phillip Day

Member

cc: Mr. Holt Hunter
Deputy County Administrator
Anderson County

Mr. Paul Harrison

BlueWater Civil Design

Mr. Bob Barreto

Falcon Real Estate Development



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: February 28, 2019

TO: Tim Cartee
Subdivision Administrator

FROM: Bill Rutledge
Asst. Principal Engineer

CC: Matt Hogan
Roads & Bridges Manager

SUBJECT: Spencer's Trail Subdivision
178 Single Family lots

Crestview Road, Midway Road, Oak Hill Drive, and Harriett Circle are all classified as collector roads and do not have an average daily trip(ADT) restriction per section 38-118 Intensity Standards. Table 7 on page 20 of the traffic impact study(TIS) shows the predicted ADT on these roads to range from 23%-58% of the daily capacity. The level of service (LOS) does decrease from level A to B on the section of Crestview Road between Midway Road and Vandiver Road. The level of service on Harriett Circle decreases from level B to C on the section between the proposed entrance to Oak Hill Drive. However, most of the increased ADT is a result of the predicted 18% traffic growth rate from 2018-2023. For example, on the section of Harriett Circle from access 2 to Oak Hill Drive the proposed development is expected to add 243 trips per day; however, the background traffic growth adds 990. Furthermore, the traffic added by the development is only responsible for 3.6% of the total traffic(ADT) on this section.

Table 5 on page 17 of the TIS shows the existing capacity problem at the intersection of Crestview and Midway Road. The existing level of service(s) being D,E, and F indicates a need for some improvement. Table 16 on page 29 of the TIS shows that the proposed roundabout project will improve the level of service to A or B.

Page 22 of the TIS shows that the proposed access points on Harriett Circle and Crestview Road do not meet SCDOT guidelines for left lanes into the development. If the intersection of the advancing and opposing volumes plots to the left of the left turn percentage curves, then a left turn lane is not warranted by the SCDOT guidelines. At access 1 in the am the TIS predicts 2.2% left turns and the volumes plotted would intersect the left turn curve at about 7% so the warrant is not met. At access 1 in the pm the TIS predicts 14% left turns and the volumes plot in the shaded area to the left of the 40% curve, therefore, the warrant

Tommy Dunn
Chairman, District 5

Craig Wooten
Council District 1

Brett Sanders
Council District 4

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Ray Graham
V. Chairman, District 3

Gracie Floyd
Council District 2

Jimmy Davis
Council District 6

Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



MEMORANDUM

ANDERSON COUNTY DEPARTMENT NAME | PAGE 2

is not met. Left turns on Harriett Circle into access 2 in the pm are estimated to be 10.4% but the volumes would require about 35% left turns to meet the warrant.

Page 23 of the TIS reviews the need for a right turn lane into the proposed development. The highest right turn volume into the development is predicted in the pm at access 2. There are 47 right turns and a total DHV of 250 which plots well below the line therefore, no right lane is required. It would take at least 87 right turns to meet this warrant for the estimated DHV.

The proposed traffic circle/island in the intersection of Meadow View Road and Forest Edge Road will need to be redesigned with a standard 4 way intersection during the construction plan approval process by Roads & Bridges.

Tommy Dunn
Chairman, District 5

Craig Wooten
Council District 1

Tom Allen
Council District 4

Cindy Wilson
Council District 7

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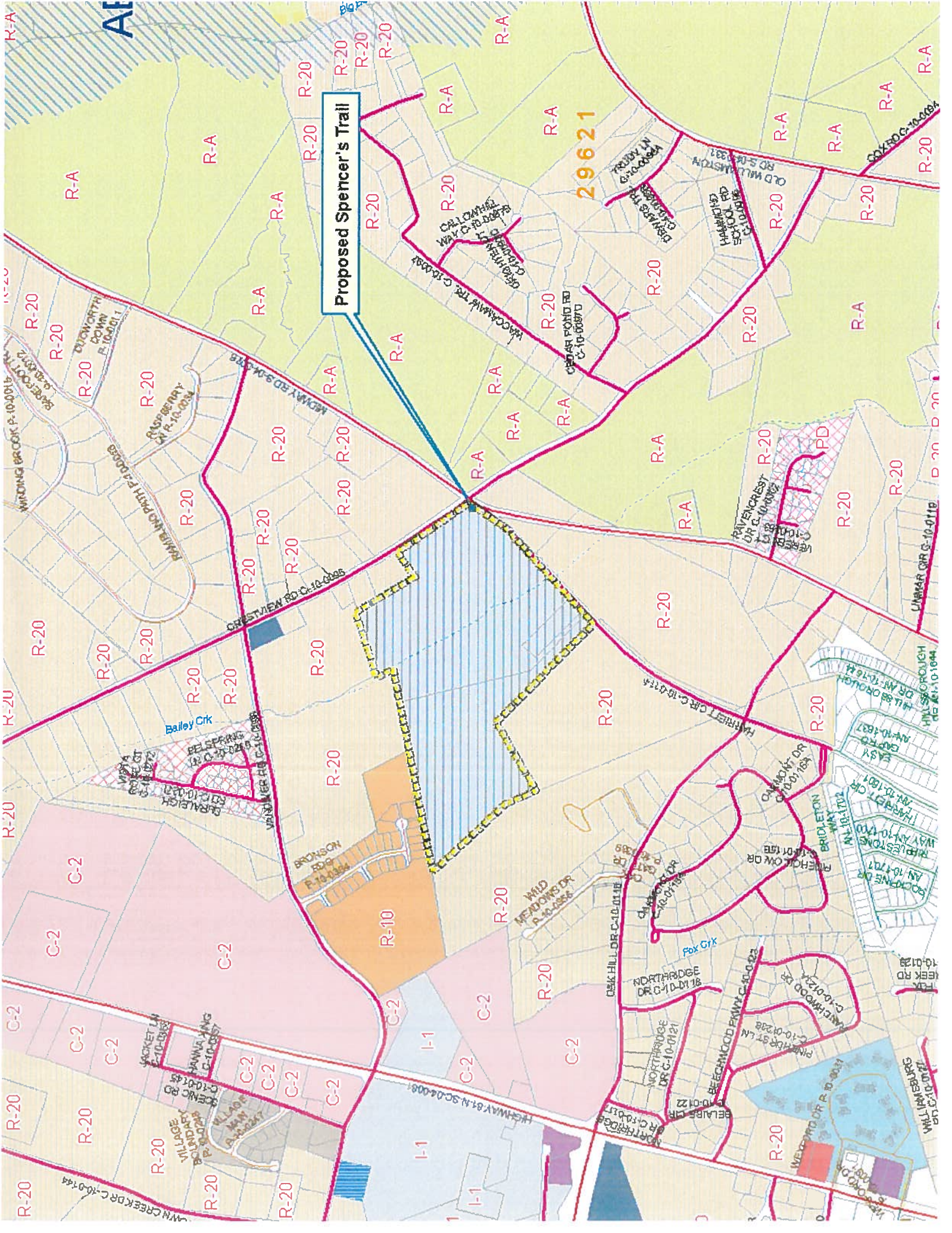
Ray Graham
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Gracie Floyd
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Ken Waters
Council District 6

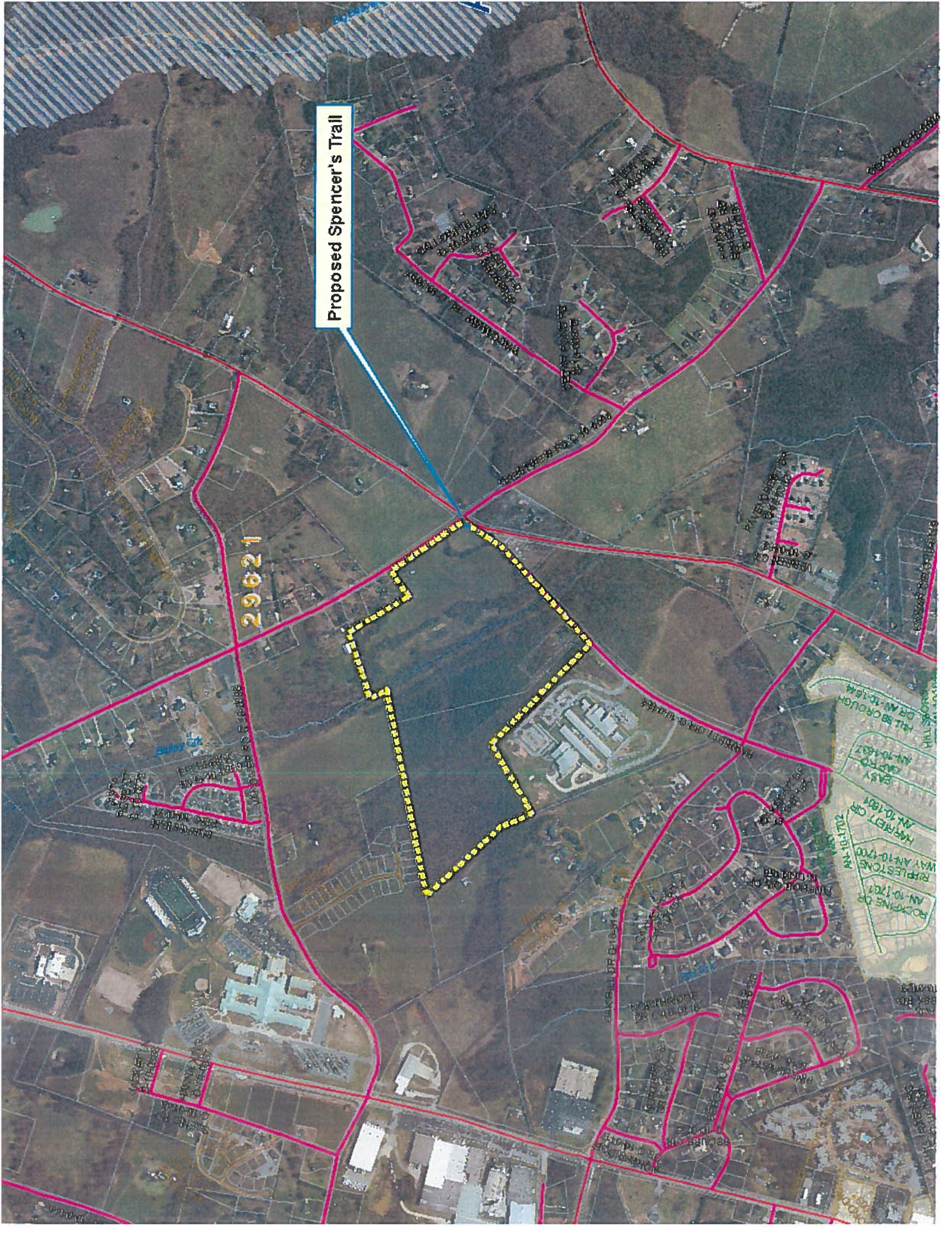
Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org



Proposed Spencer's Trail

29621



Anderson County Planning Commission

March 12, 2019

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Breckenridge
Intended Development:	Single Family Residential
Applicant:	Anderson Incubator, LLC – Tom Craft
Surveyor/Engineer:	Ridgewater
Location:	Bowlan Rd. (State Maintained)
County Council District:	7
Surrounding Land Use:	North – Residential South – Residential East – Residential West – Residential
Zoning:	R-20 (20,000 sf min lot size)
Tax Map Number:	1980002016
Extension of Existing Dev:	No
Existing Access Road:	Bowlan Rd. (State Maintained)
Number of Acres:	+/- 28.4
Number of Lots:	33
Water Supplier:	Hammond
Sewer Supplier:	Septic
Variance:	No

Traffic Impact Analysis:

This new subdivision is expected to generate 330 new trips per day. Bowlan Road is a state road and is classified as a collector road with no maximum average vehicle trips per day. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges.

Staff Recommendation:**Sec. 38-311.**

(c) At the planning commission meeting during which the plat is scheduled to be discussed, the subdivision administrator shall present his recommendation to the planning commission.

(Ord. No. 03-007, § 1, 4-15-03)



Scheduled Public Hearing Date: 3-12-19
Application Received By: 2-14-19 TC
Date Application Received: 2-14-19
Amount of Fee Paid: 133.00 Check # 0386

Subdivision Plat Application Checklist

Anderson County Code of Ordinance Chapter 38
Land Use

Thank you for your interest in Anderson County, South Carolina. This packet includes the necessary documents for review of subdivision development plans to be reviewed by county staff.

Should you need further assistance, please feel free to contact Development Standards between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday at (864) 260-4719



DEVELOPMENT STANDARDS REVIEW APPLICATION

Note: All plats must first be submitted to Development Standards. After submittal, plats will be distributed to the proper departments for review.

Date of Application 2-14-19DS Number 19-02Corrected 2-28-19

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND THE SUBMITTED
PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE**

Proposed Subdivision Name: Breckenridge Subdivision1. Name of Applicant Anderson Incubator, LLC - Thom CraftAddress of Applicant P.O. Box 2526, Anderson, SC 29622Telephone Number(s) 864-933-9000Email thomcraft.tc@gmail.com2. Property Owner(s) Mary M BurgessOwner(s) Address 1421 Campus Dr, Vestal, NY 13850

Telephone Number(s) _____ Email _____

Project Information3. Project Location: Approx. 1200 LF west on Bowlan Rd from the interection @ Mitchell Rd on the left side of the road.Parcel Number/TMS: 1980002016 County Council District: Seven School District: OneTotal Acreage: 28.4 Number of Lots: 33 Intended Development: Single family residenceCurrent Zoning: R-20 Surrounding Land Uses: North: Residential South: Residential East: Bowlan Rd/
Residential West: Residential4. **Utility Agreement Services Letter of Approval**, Please attach to application.Water Supplier: Hammond Water Sewer Supplier: _____ Septic: OnsiteElectric Company: Duke Energy Gas Company: Fort Hill Natural Gas Telecommunication Company: At&t5. Have any changes been made since this plat was last before the Planning Commission? No

If so, please describe: _____

6. Is there a request for a variance? No if so, please attach the description to this application.7. **SCDOT/ Roads & Bridges** must be contacted for this development prior to Planning Commission review, please attach conformation letters.

A traffic impact study shall be required along the County road-network when a development will generate 100 or more trips per hour during the peak hour of the adjacent street, see section 38 - 118 Intensity Standards in the Anderson County Code of Ordinances. This study must be submitted with the application before it goes to the Planning Commission if applicable. Yes _____ or No ✓

Label the point of curvature (PC), point of tangency (PT), and curve radius of each horizontal curve on the preliminary plat.

8. Anderson County School District # 1 (appropriate district) must be contacted for this development prior to Planning Commission review. Please attach conformation letter.

9. Site Analysis:

- a. Is there any evidence of soil contamination on property? Yes____ or No ☒
- B. If there is soil contamination, has the type of contamination been identified and if so what is the finding? N/A
- c. Has the EPA been notified of the contamination? If not, why not? N/A

Sec. 38-91. - Purpose.

Good development begins with an analysis of the natural and environmental features of a site. These factors include land forms, wetlands, soils, slopes, floodplains, etc., and they differ from site to site. Each is critical to, and must be addressed by the development process. The purpose of this division, therefore, is to mitigate the impact of development where it might adversely disturb or be adversely affected by these natural features. **Considered and noted.**

Sec. 38-92. - Natural features analysis.

As part of the required site analysis, each site shall include an identification of any and all of the following natural features:

- (1)Floodplains. **None**
(2)Soils, with severe limitations to development. **None**
(3)Wetlands. **Onsite tributaries to Little Beaverdam Creek**

Where such features are identified, sound engineering solutions shall be required to reduce or eliminate any negative effects of the proposed development, or such features shall remain undisturbed. **Noted**

Sec. 38-93. - Floodplain requirements.

Where floodplains are identified by the analysis, and shown on the flood hazard boundary maps for the county, latest edition, all development shall comply with Article IV of this Chapter relating to flood hazard prevention. **N/A**

Sec. 38-94. - Soils analysis.

(a)Soils may and often do pose significant constraints to development. However, these constraints often may be overcome by sound engineering solutions, making use of such soils possible if proper steps are taken. Such steps might include the removal of these soils from construction areas, use of additional fill dirt, use of extra thick subbase, pilings, elevated first floors or other such measures. (b)The following soils are identified in a soil survey prepared for the county by the USDA Soil Conservation Service, as presenting severe limitations to development: Cartecay, Gwinette, Madison (where slopes exceed 15%), Pacolet and Toccoa. Where such soils have been identified on a site proposed for development, a soils analysis report shall be submitted together with the preliminary plat or site plan. The report shall describe the extent of the soil and how its limitations are to be overcome. The proposed method of dealing with the soils shall be approved by the staff of the planning commission, prior to the issuance of a building permit. **Noted**

Sec. 38-95. - Wetlands requirements.

Where wetlands are identified by the analysis, the applicant shall contact the U.S. Army Corps of Engineers to determine if such wetlands are jurisdictional wetlands, and if so, secure the necessary permits and/or clearance before a building or use permit shall be issued by the county. **Noted**

10. Proposed road names pre-approved by E-911 Addressing Office for the county.

11. Are there any current Covenants in effect for this proposed development? Yes____No ☒ If Yes, please attach document.

Subdivision Plat Application Check List

The following checklist is to aid the applicant in providing the necessary materials for submittal.

1. Application Submittal Requirements and Process

To submit a Subdivision Plat Application, you must provide the following to the Development Standards Office:

☐ Two (2) 8 1/2 x 11 size d copies of the Preliminary Plat ☐ Two (2) 17 x 24 (or larger) copies of the Preliminary Plat

☐ Completed Subdivision Application ☐ Check made payable to Anderson County for Preliminary Plat Review

(Fee for Preliminary Plat Review is \$100 plus \$1 per lot.)

Sec. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

- ☐ (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- ☐ (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- ☐ (3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties.
- ☐ (4) A boundary survey of the area to be subdivided, showing bearings measured in degrees, minutes and seconds and distances measured in feet and decimals thereof.
- ☐ (5) Present land use of land to be subdivided and of the abutting property and/or properties.
- ☐ (6) Acreage of land to be subdivided.
- ☐ (7) Contour maps of the proposed subdivision, with maximum contour intervals of ten feet or three meters.
- ☐ (8) Tax map number of original parcel or parcels prior to subdivision.
- ☐ (9) Location of existing and proposed easements with their location, widths and distances.
- ☐ (10) Location of existing water courses, culverts, railroads, roads, bridges, dams, and other similar structures or features.
- ☐ (11) Location of utilities and utility easements on and adjacent to the tract, showing proposed connections to existing utility systems.
- ☐ (12) Proposed lot lines, lot numbers, lot dimensions and lot acreages.
- ☐ (13) North arrow.
- ☐ (14) Proposed road names pre-approved by E-911 Addressing Office for the county.
- ☐ (15) Certification by licensed surveyor stating that all lot sizes meet minimum size standards.
- ☐ (16) Designation of any areas that fall within any flood plain indicating the high water mark for same.

SIGNATURE OF APPLICANT & Property Owner:

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

Signature of Applicant

Date

2/14/19

Signature of Owner

Date

13 Feb 2019

2. After the Planning Commission approves the Preliminary Plat, the applicant must submit the following to the Development Standards Office.

- ☐ DHEC approval letter for stormwater and erosion control
- ☐ Anderson County approval letter for stormwater and erosion control
- ☐ DHEC approval letter for the use of septic tanks or a letter verifying sewer service availability
- ☐ SCDO or the Anderson County Roads & Bridges Department Encroachment Permit
- ☐ Subdivision plan approval letter from the Anderson County Roads & Bridges Department
- ☐ Form from E911/Addressing Office verifying the subdivision and road names have been approved
- ☐ Verification of water line service and layout plan (This is reviewed to determine if water pressures and volumes exist for the installation of fire hydrants within 1,000 feet of all lots.)

When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of **\$625** check made payable to Anderson County. The Grading Permit will be sent to the Anderson County Storm Water Department. They will contact the applicant to schedule a preconstruction meeting with design professionals and any utilities involved is required prior to land disturbance of one (1) acre or larger or part of a common plan. The applicant is also responsible for contacting the Roads & Bridges Department (260-4190) to schedule the required road inspections.

3. To obtain a Final Plat Approval, you must provide the following to the Development Standards Office:

- ☐ A **Bond Estimate** must be submitted Fifteen (15) days prior to the final plat and **Approved** by our office.
- ☐ Seventeen (17) 11 X 17 copies of the Final Plat (Four (4) 24 X 36 of these must have raised seal and landowner's signature)
- ☐ Digital copy of the plat (Floppy disk or CD)
- ☐ Check made payable to Anderson County for Final Plat Review (Fee for Final Plat Review is \$100)
- ☐ A performance bond, letter of credit, or certified check posted to Anderson County for a period of not less than eighteen (18) months to cover all remaining infrastructure improvements, including: roads, stormwater/erosion control, sewer and water – if not pre-paid through provider. The bond, letter of credit or certified check must be 125% of the requirement improvements, and should be accompanied by the contractor's cost estimates.

Please allow five (5) to ten (10) business days for review. After submittal, the applicant must then record the Final Plat at the Register of Deeds Office. When the roads within the subdivision have passed final inspection, County Council may vote to accept the roads into the County Road System; and the roads may be deeded over to Anderson County.

Sec. 38-332. - Final plat.

All final plats submitted for approval must contain, in addition to all requirements for preliminary plats, the following information:

- ☐ (1) A fully delineated plat of the subdivision accurately plotted to a scale of one inch equals 200 feet or larger and meeting or exceeding the minimum requirements of the South Carolina Department of Labor, Licensing and Regulation "Minimum Standards Manual for the Practice of Land Surveying in South Carolina."
- ☐ (2) Bearings and distances for all lines on the plat, with distance measured in feet and decimals thereof and bearings measured in degrees, minutes and seconds.
- ☐ (3) Lot numbers for each lot to be created by the division.
- ☐ (4) A statement on the plat stating, "There exists a 5 foot drainage and utility easement along all side and rear lot lines."
- ☐ (5) All easements for water mains or sanitary sewers not located in public road right of ways and serving more than one user. Such easements shall show location, width and conditions, together with a statement identifying the purpose or use of same.
- ☐ (6) Dimensions and locations of all public road right of ways and any existing easements or rights-of-ways evidencing special conditions that cross the property and are not located in the right-of-way of a public road, together with a statement identifying the purpose or use of same.
- ☐ (7) A statement clarifying whether any property line is in the center of any stream or creek.
- ☐ (8) A title block containing the following information: subdivision name; name of owner; name, address, registration number and seal of engineer or surveyor registered in South Carolina; date survey was made; certificate of authorization (unless surveyor is sole practitioner); certificate of accurate survey; certificate of ownership; certificate of approval for recording; TMS number and miles of new road. (See appendix A)
- ☐ (9) If the development is drawn in two or more sections, each section shall be accompanied by a key map indicating the location of the several sections.
- ☐ (10) The names of all abutting land owners, together with tax map numbers for abutting properties shall be shown and verified by the surveyor.

CERTIFICATIONS MUST BE PLACED ON THE PRELIMINARY PLAT

THIS CHECKLIST IS NOT TO BE CONSIDERED AS EXCLUSIVE OF ALL REQUIREMENTS.

**DESIGN PROFESSIONAL
CERTIFICATION**

It is hereby certified that this [preliminary plat] was prepared using a survey of the property prepared by Site Design, Inc RLS, and dated 8-21-02; And further that the proposed [subdivision] [development] meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: Wesley White

Signed: [Signature]

Registered Professional No. 25827

Address: 211 Society St., Anderson, SC 29621

Telephone Number: 864-226-0980

Date: 2-14-19

OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary plat] or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 13 Feb. 2019

[Owner][Agent] [Name]: Mary M. Burgess

Signed: [Signature]

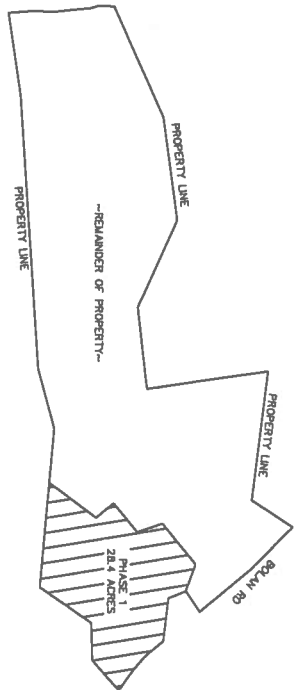
CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Anderson County Development Standards Ordinance relative to Project Approval having been fulfilled, approval of this [preliminary plat] is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provisions of said development regulations.

Manager or Subdivision Administrator: _____

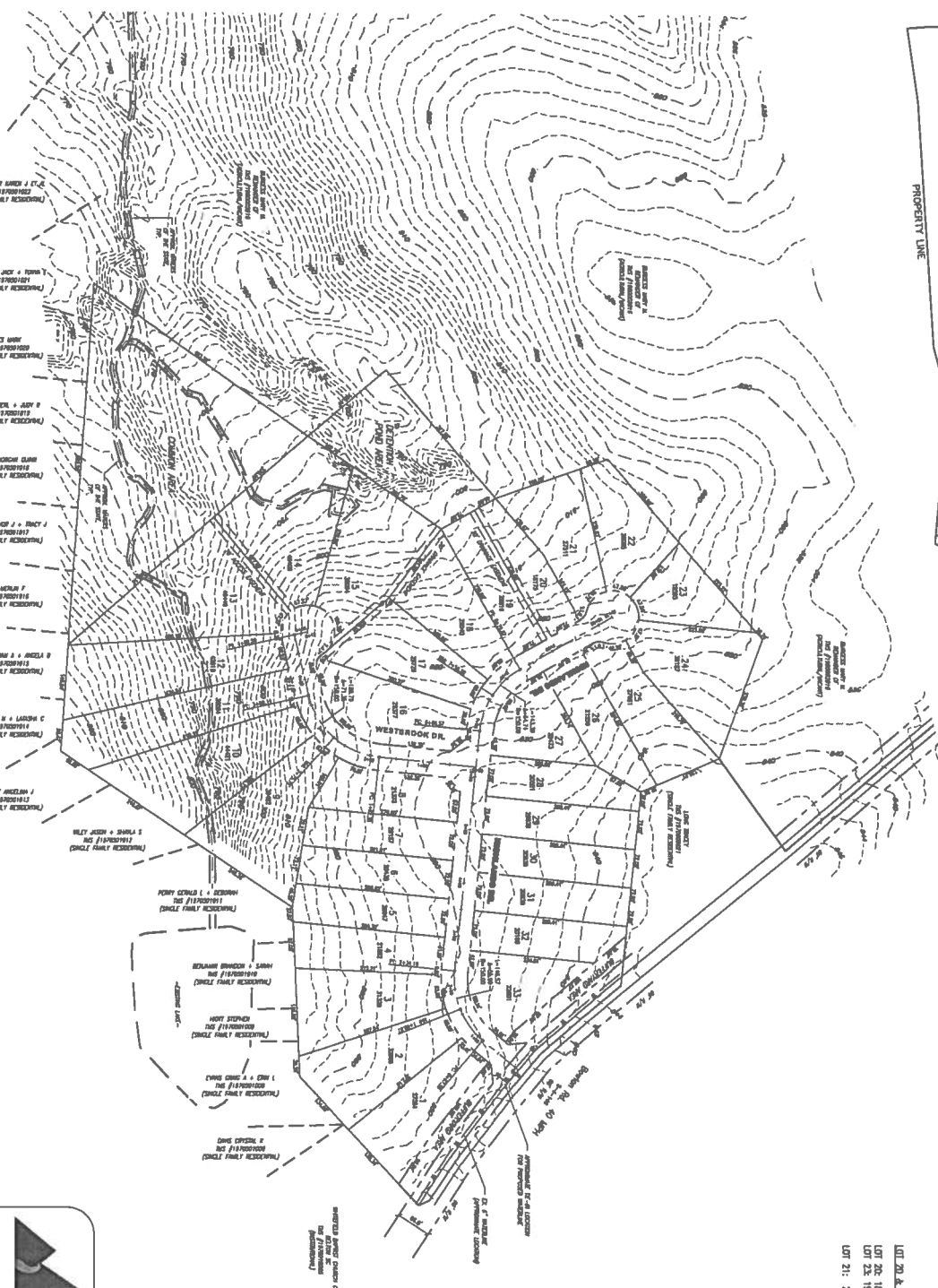
Date: _____

This approval does not constitute approval of a Final Subdivision Plat.
(NOT FOR RECORDING)



FLOODING INFORMATION:
 1. THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FLOOD COMMUNITY PANEL NUMBER 45007202000 WITH AN EFFECTIVE DATE OF 9-25-2011.
UTILITY NOTE:
 ALL LOTS TO UNISE PUBLIC WATER AND SEWAGE TREATMENT PLANTS.

33 TOTAL LOTS
 MINIMUM LOT SIZE = 20,000 SQ. FT.
 MINIMUM LOT WIDTH = 60'
 SETBACKS:
 FRONT = 20'
 SIDE = 10% OF LOT WIDTH OR 10', WHICHEVER IS GREATER
 REAR = 20'



LOT 20 & 21 LOT AREA:
 LOT 20: 14,175 - 20,000 = -1,825 SQ. FT.
 LOT 21: 14,585 - 20,000 = -1,415 SQ. FT.
 LOT 21: 27,511 - 20,000 = +7,511 SQ. FT.

LOCATION MAP



PRELIMINARY PLAT

OWNERS CERTIFICATION

I, the owner of this land, do hereby certify that the preliminary plat of the project, as shown on this preliminary plat, is a true and correct representation of the land and the project as shown on the preliminary plat. I hereby certify that the project is in compliance with all applicable laws, regulations, and ordinances. I hereby certify that the project is in compliance with all applicable laws, regulations, and ordinances. I hereby certify that the project is in compliance with all applicable laws, regulations, and ordinances.

DESIGN PROFESSIONAL CERTIFICATION

I, the design professional, do hereby certify that the preliminary plat of the project, as shown on this preliminary plat, is a true and correct representation of the land and the project as shown on the preliminary plat. I hereby certify that the project is in compliance with all applicable laws, regulations, and ordinances. I hereby certify that the project is in compliance with all applicable laws, regulations, and ordinances. I hereby certify that the project is in compliance with all applicable laws, regulations, and ordinances.

CERTIFICATE OF PROJECT APPROVAL

I, the local government, do hereby certify that the preliminary plat of the project, as shown on this preliminary plat, is a true and correct representation of the land and the project as shown on the preliminary plat. I hereby certify that the project is in compliance with all applicable laws, regulations, and ordinances. I hereby certify that the project is in compliance with all applicable laws, regulations, and ordinances. I hereby certify that the project is in compliance with all applicable laws, regulations, and ordinances.

TMS # 198-00-02-016

BRECKENRIDGE SUBDIVISION

APPLICANT
 Anderson Building LLC
 P.O. Box 2030
 Anderson, SC 29622

PROPERTY OWNER
 Anderson Building LLC
 P.O. Box 2030
 Anderson, SC 29622

ENGINEER OR SURVEYOR
 RidgeWater Engineering & Surveying, LLC
 P.O. Box 806
 Anderson, SC 29622

NO. OF ACRES: 228.4 MILES OF NEW ROADS: 4.029

NO. OF LOTS: 33 DATE: 2-28-18

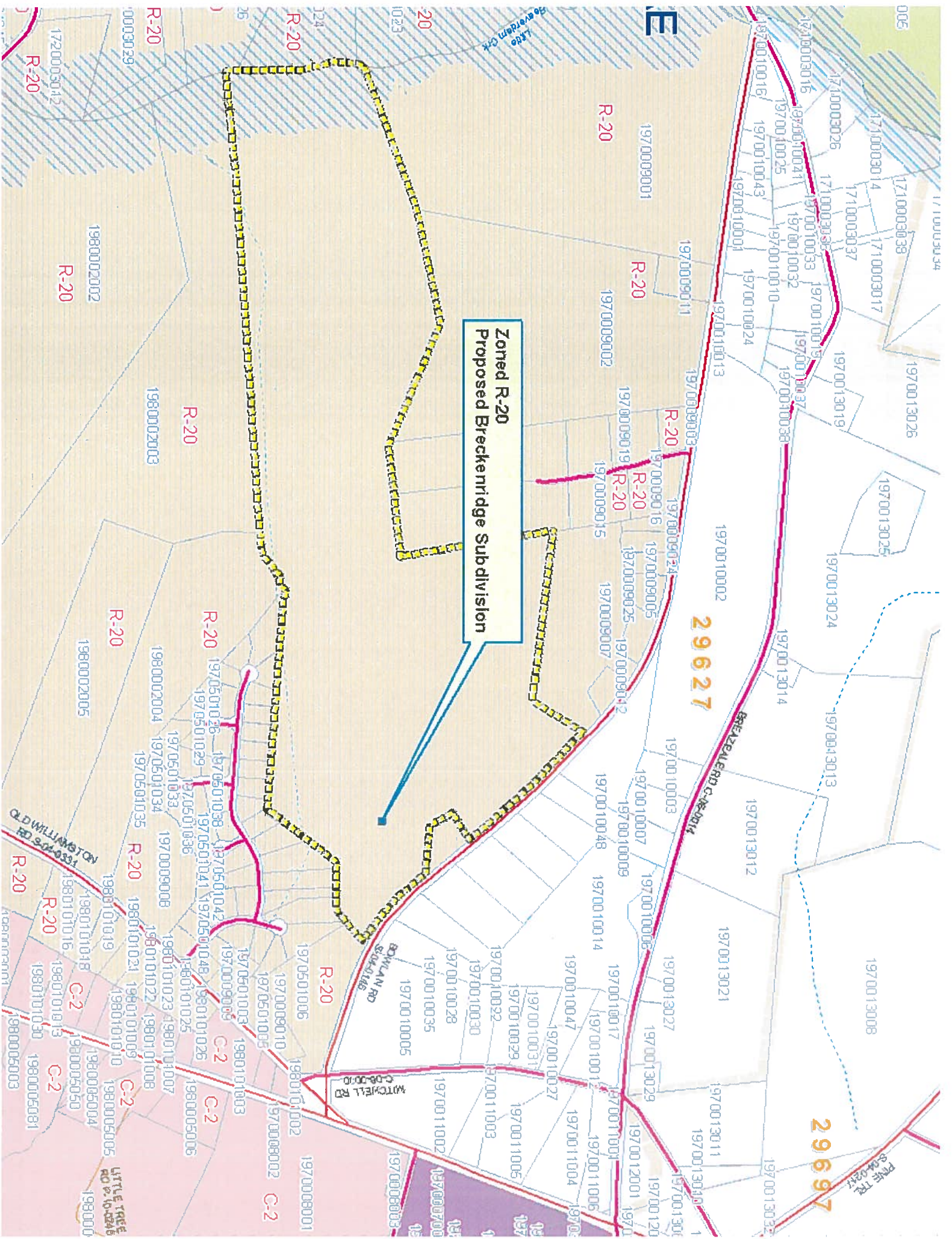
EXISTING LAND USE: AGRICULTURAL/VACANT

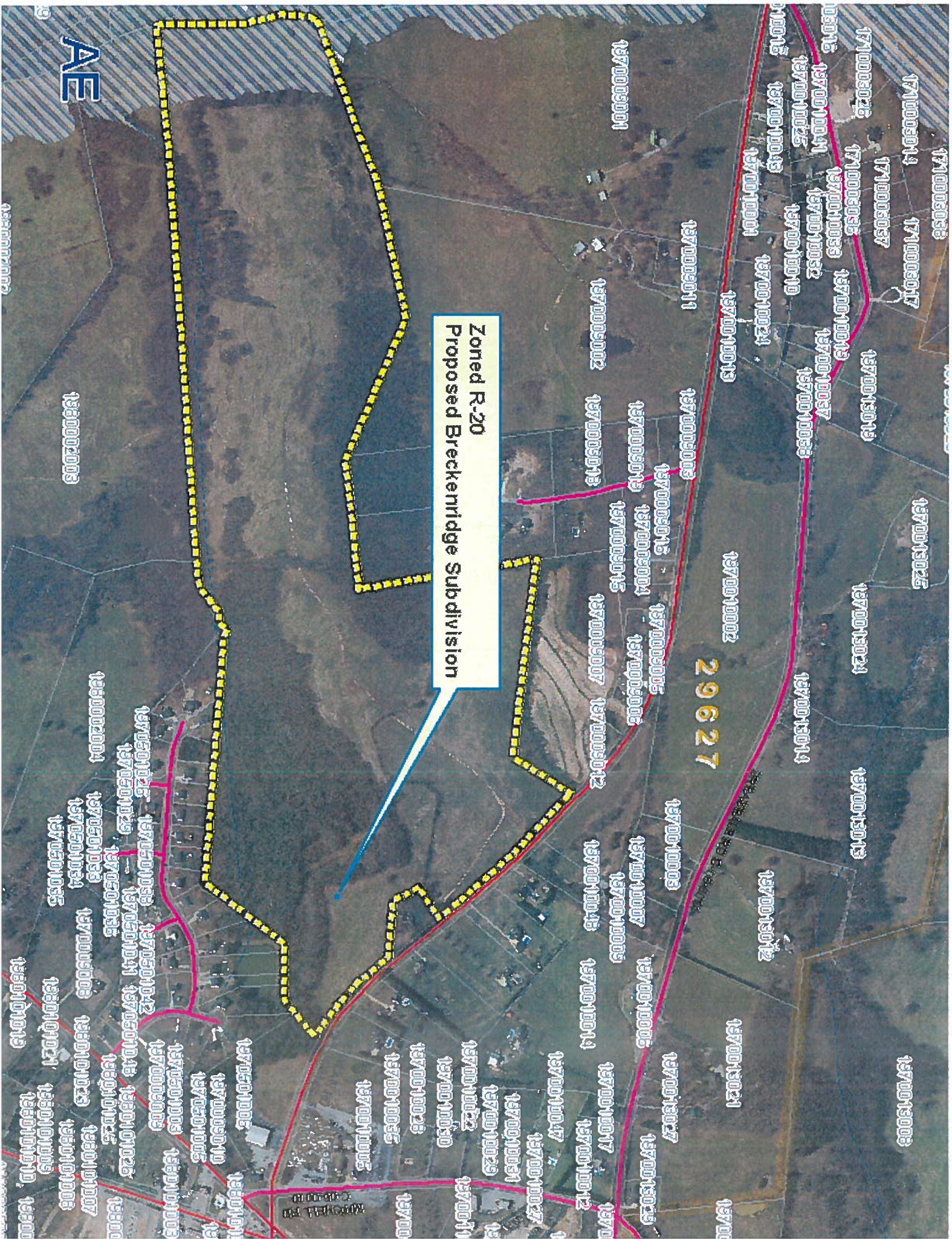
DRAWN BY: JMW
CHECKED BY: JMW
JOB NUMBER: 180228
REVISIONS: 1
PRELIMINARY PLAT



PO BOX 806, ANDERSON, SC 29622
 (864) 226-0980 ridgewatersurveying.com

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Zoned R-20
Proposed Breckenridge Subdivision

29627

AE