

Anderson County Planning Commission

David Cothran, Chair, District #5
Thomas Dunaway, District #1
Brad Burdette, District #3
Debbie Chapman, District #7
Bryan P. Boggs, At Large

Jane Jones, Vice-Chair, District #6
Donna P. Matthews, District #2
Will Moore, District #4
Wesley Grant, At Large

Thursday, April 22, 2021
Regularly Scheduled
Meeting 6:00 PM

AGENDA

1. Call to Order
2. Approval of Agenda
3. Public Hearings
4. Old Business
5. New Business
 - A. Preliminary Subdivision: Suter Estates [Council District 6]
 - i. Staff Report Recommendation
 - ii. Public Comments
 - B. Preliminary Subdivision: Shockley Bend [Council District 2]
 - i. Staff Report Recommendation
 - ii. Public Comments
 - C. Preliminary Subdivision: Sterling Place [Council District 2]
 - i. Staff Report Recommendation
 - ii. Public Comments
 - D. Preliminary Subdivision: Crosswind Cottages [Council District 4]
 - i. Staff Report Recommendation
 - ii. Public Comments
 - E. Preliminary Subdivision: Spring Ridge [Council District 4]
 - i. Staff Report Recommendation
 - ii. Public Comments
6. Public Comments, non-agenda items – 3 minutes limit per speaker
7. Other Business
8. Adjournment

Anderson County Planning Commission

April 22, 2021

6:00 PM

Staff Report – Preliminary Subdivision (Denied 9-8-2020)

Preliminary Subdivision Name:	Suter Estates (Private Gated Community)
Intended Development:	Single Family Detached
Applicant:	Austin Allen
Surveyor/Engineer:	Arbor Engineering
Location:	Cely Rd (County Maintained)
County Council District:	6
Surrounding Land Use:	North – Residential South – Residential East – Undeveloped West – Undeveloped
Zoning:	Property Unzoned
Tax Map Number:	213-00-07-003
Extension of Existing Dev:	No
Existing Access Road:	Cely Rd (County Maintained)
Number of Acres:	+/- 31.14
Number of Lots:	31 Reduction from 53 Lots
Water Supplier:	Powdersville
Sewer Supplier:	Septic
Variance:	No

Traffic Impact Analysis:

This new subdivision is expected to generate 310 new trips per day. Cely Rd is classified as a collector with no maximum 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: 4-13-2021

Application Received By: TC

Date Application Received: 3-15-2021

Amount of Fee Paid: 660 Check # 1015

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 3/15/21DS Number 21-06

APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.

Proposed Subdivision Name: SUTER ESTATES

1. Name of Applicant AUSTIN ALLEN
 Address of Applicant 10 WILLIAMS ST. GREENVILLE, SC 29601
 Telephone Number(s) 864-235-3589 Email AUSTINALLEN@ARBOR ENGINEERING.COM

2. Property Owner(s) ARK MANAGEMENT ONE CORP.
 Owner(s) Address 12 HUNTING LANE EAST ISLIP, NY 11730
 Telephone Number(s) 631-871-7630 Email ARKMANAGEMENTONE@GMAIL.COM

Project Information

3. Project Location: 701 CELY ROAD EASLEY, SC 29122
 Parcel Number/TMS: 2130007003 County Council District: 6 School District: ANDERSON DISTRICT 1
 Total Acreage: 31.14 Number of Lots: 31 Intended Development: SFD - RESIDENTIAL
 Current Zoning: UN-ZONED Surrounding Land Uses: North: RES. South: RES. East: UNDEV. West: UNDEV.

4. Utility Agreement Services Letter of Approval. Please attach to application.

Water Supplier: POWERSVILLE WATER Sewer Supplier: SEPTIC Septic: SEPTIC
 Electric Company: DUKE ENERGY Gas Company: FORT HILL NATURAL GAS Telecommunication Company: AT&T

5. Have any changes been made since this plat was last before the Planning Commission? YESIf so, please describe: A REDUCTION OF LOTS FROM 53 LOTS TO 31 LOTS**6. Is there a request for a variance?** N/A if so, please attach the description to this application. (Variance Fee \$200.00)**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 ☒

Provide centerline data, road stations and 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?
- 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 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.

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.

10. Proposed road names pre-approved by E-911 Addressing Office for the county. (Road Name Change Fee \$200.00)

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 \$350.00 plus \$10.00 per lot) (Fee for Revisions \$200.00)

Sec.38-111. – Review procedure; recommendations; approval.

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by [section 38-312](#). If the subdivision administrator determines that the information provided on the plat fulfills the requirements of [section 38-312](#), the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.38-311 (C) (3)

Planning Commission Decisions: In addition to the standards set forth in this chapter and the recommendations of staff, the Planning Commission will also take into consideration the following criteria when making its decision to reject or approve a preliminary plat:

- i. public health, safety, convenience, prosperity, and the general welfare;
- ii. balancing the interests of subdividers, homeowners, and the public: **(Appeals Fee \$200.00)**
- iii. the effects of the proposed development on the local tax base; and,
- iv. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

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

Austin Allen

Date

3/15/21

Signature of Owner

[Signature]

Date

3/15/21

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

NEAL FOGELMAN RLS, and dated
4/15/2020; And further that the
proposed [subdivision] [development] meets
all requirements of the Anderson County
Development Standards Ordinance, as
applicable to the property.

By Name: JAMES D MARTIN III

Signed: [Signature]

Registered Professional No. 6644

Address: 10 WILLIAM ST, CHAS

Telephone Number: 864 444 1896

Date: 5/15/2021

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: 3/15/21

[Owner][Agent] Name: JOHN SUTER

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)**

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

SCDOT or the Anderson County Roads & Bridges Department Encroachment Permit

Subdivision plan approval letter from the Anderson County Roads & Bridges Department. Road Profile Fee **\$1500.00**

Form from E-911/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 **\$450.00** 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.

Final Plat (Five (5) 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 \$150 + \$10.00 per lot**)

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. (**Performance Bond Renewal or Extension Fee \$100.00**)

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.

© 2006 Arbor Engineering, Inc. THIS DRAWING IS THE PROPERTY OF ARBOR ENGINEERING, INC. AND IS FURNISHED WITH THE UNDERSTANDING THAT IT IS NOT TO BE REPRODUCED OR USED BY OTHERS EXCEPT AS REQUIRED FOR THE PROJECT AND USE SPECIFICALLY IDENTIFIED HEREIN. FURTHERMORE, THIS DRAWING IS NOT TO BE COPIED, REPRODUCED OR USED BY OTHERS EXCEPT AS REQUIRED FOR THE PROJECT AND USE SPECIFICALLY IDENTIFIED HEREIN.

DESIGN PROFESSIONAL CERTIFICATION

I, the undersigned, being a duly licensed Professional Engineer in the State of South Carolina, do hereby certify that this [preliminary] plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of South Carolina.

By Name: John P. Suter
Registered Professional No.: 61144
Address: 10144 1st Ave
Telephone Number: 815/441-1874
Date: 8/15/2006

OWNER'S CERTIFICATION

As the owner of this land, as shown on this [preliminary] plat or its 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 thereon.

Date: 3/15/20
[Owner] (Agent) (Name): JOHN SUTER
Signed: [Signature]

Surveyor Certification

I, the undersigned, being a duly licensed Professional Engineer in the State of South Carolina, do hereby certify that the proposed lots meet the minimum requirements for a residential subdivision within an unincorporated area of Anderson County.

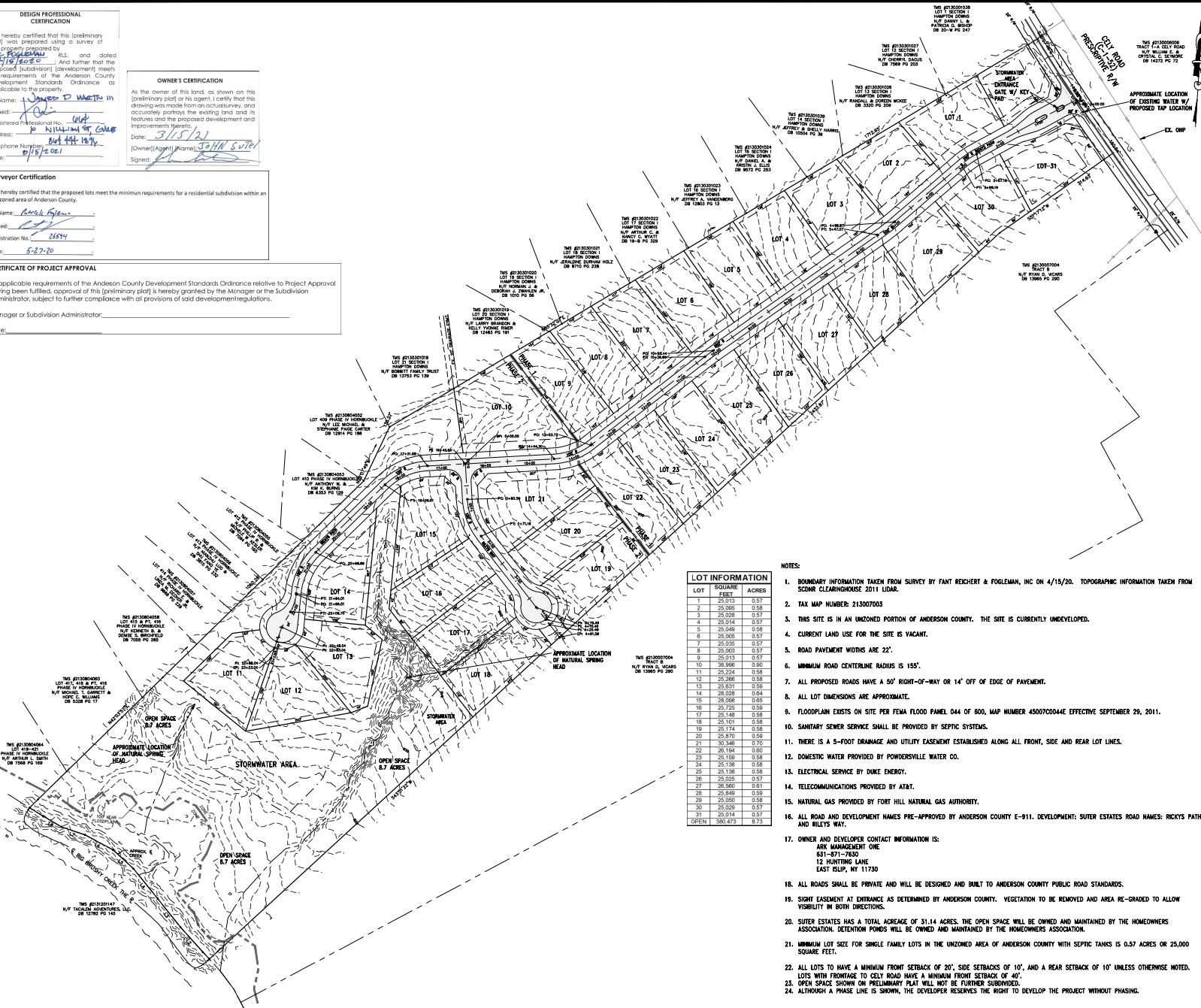
By Name: Arbor Engineering
Registered Professional No.: 215007003
Registration No.: 215007003
Date: 8-27-20

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:

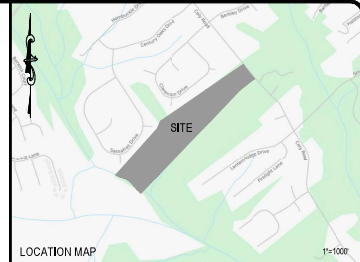


LOT INFORMATION

LOT	SQUARE FEET	ACRES
1	25,013	0.57
2	25,060	0.58
3	25,028	0.57
4	25,014	0.57
5	25,049	0.58
6	25,005	0.57
7	25,035	0.57
8	25,003	0.57
9	25,013	0.57
10	25,060	0.58
11	25,224	0.58
12	25,240	0.58
13	25,831	0.59
14	26,028	0.60
15	26,060	0.60
16	25,725	0.59
17	25,148	0.58
18	25,101	0.58
19	25,174	0.58
20	25,870	0.59
21	30,346	0.70
22	30,144	0.69
23	25,159	0.58
24	25,138	0.58
25	25,138	0.58
26	25,025	0.57
27	25,560	0.61
28	25,849	0.59
29	25,060	0.58
30	25,029	0.57
31	25,014	0.57
OPEN	389,473	8.73

NOTES:

- BOUNDARY INFORMATION TAKEN FROM SURVEY BY FANT REICHERT & FOGLEMAN, INC. ON 4/15/20. TOPOGRAPHIC INFORMATION TAKEN FROM SCDEM CLEARINGHOUSE 2011 LIDAR.
- TAX MAP NUMBER: 215007003
- THIS SITE IS IN AN UNZONED PORTION OF ANDERSON COUNTY. THE SITE IS CURRENTLY UNDEVELOPED.
- CURRENT LAND USE FOR THE SITE IS VACANT.
- ROAD PAVEMENT WIDTHS ARE 22'.
- MINIMUM ROAD CENTERLINE RADIUS IS 155'.
- ALL PROPOSED ROADS HAVE A 50' RIGHT-OF-WAY OR 14' OFF OF EDGE OF PAVEMENT.
- ALL LOT DIMENSIONS ARE APPROXIMATE.
- FLOODPLAIN EXISTS ON SITE PER FEMA FLOOD PANEL 044 OF 600, MAP NUMBER 45007C0044E EFFECTIVE SEPTEMBER 29, 2011.
- SANITARY SEWER SERVICE SHALL BE PROVIDED BY SEPTIC SYSTEMS.
- THERE IS A 5-FOOT DRAINAGE AND UTILITY EASEMENT ESTABLISHED ALONG ALL FRONT, SIDE AND REAR LOT LINES.
- DOMESTIC WATER PROVIDED BY POWERSVILLE WATER CO.
- ELECTRICAL SERVICE BY DUKE ENERGY.
- TELECOMMUNICATIONS PROVIDED BY AT&T.
- NATURAL GAS PROVIDED BY FORT HILL NATURAL GAS AUTHORITY.
- ALL ROAD AND DEVELOPMENT NAMES PRE-APPROVED BY ANDERSON COUNTY E-911. DEVELOPMENT: SUTER ESTATES ROAD NAMES: RICKY'S PATH AND RILEY'S WAY.
- OWNER AND DEVELOPER CONTACT INFORMATION IS:
ARBOR ENGINEERING, INC.
631-871-7830
12 MOUNTAIN LANE
EAST RULP, NY 11730
- ALL ROADS SHALL BE PRIVATE AND WILL BE DESIGNED AND BUILT TO ANDERSON COUNTY PUBLIC ROAD STANDARDS.
- SIGHT EASEMENT AT ENTRANCE AS DETERMINED BY ANDERSON COUNTY. VEGETATION TO BE REMOVED AND AREA RE-GRADED TO ALLOW VISIBILITY IN BOTH DIRECTIONS.
- SUTER ESTATES HAS A TOTAL ACREAGE OF 31.14 ACRES. THE OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DETENTION PONDS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- MINIMUM LOT SIZE FOR SINGLE FAMILY LOTS IN THE UNZONED AREA OF ANDERSON COUNTY WITH SEPTIC TANKS IS 0.57 ACRES OR 25,000 SQUARE FEET.
- ALL LOTS TO HAVE A MINIMUM FRONT SETBACK OF 20', SIDE SETBACKS OF 10', AND A REAR SETBACK OF 10' UNLESS OTHERWISE NOTED. LOTS WITH FRONTAGE TO CELY ROAD HAVE A MINIMUM FRONT SETBACK OF 40'.
- OPEN SPACE SHOWN ON PRELIMINARY PLAT WILL NOT BE FURTHER SUBDIVIDED.
- ALTHOUGH A PHASE LINE IS SHOWN, THE DEVELOPER RESERVES THE RIGHT TO DEVELOP THE PROJECT WITHOUT PHASING.



PROPOSED PHASE LINE

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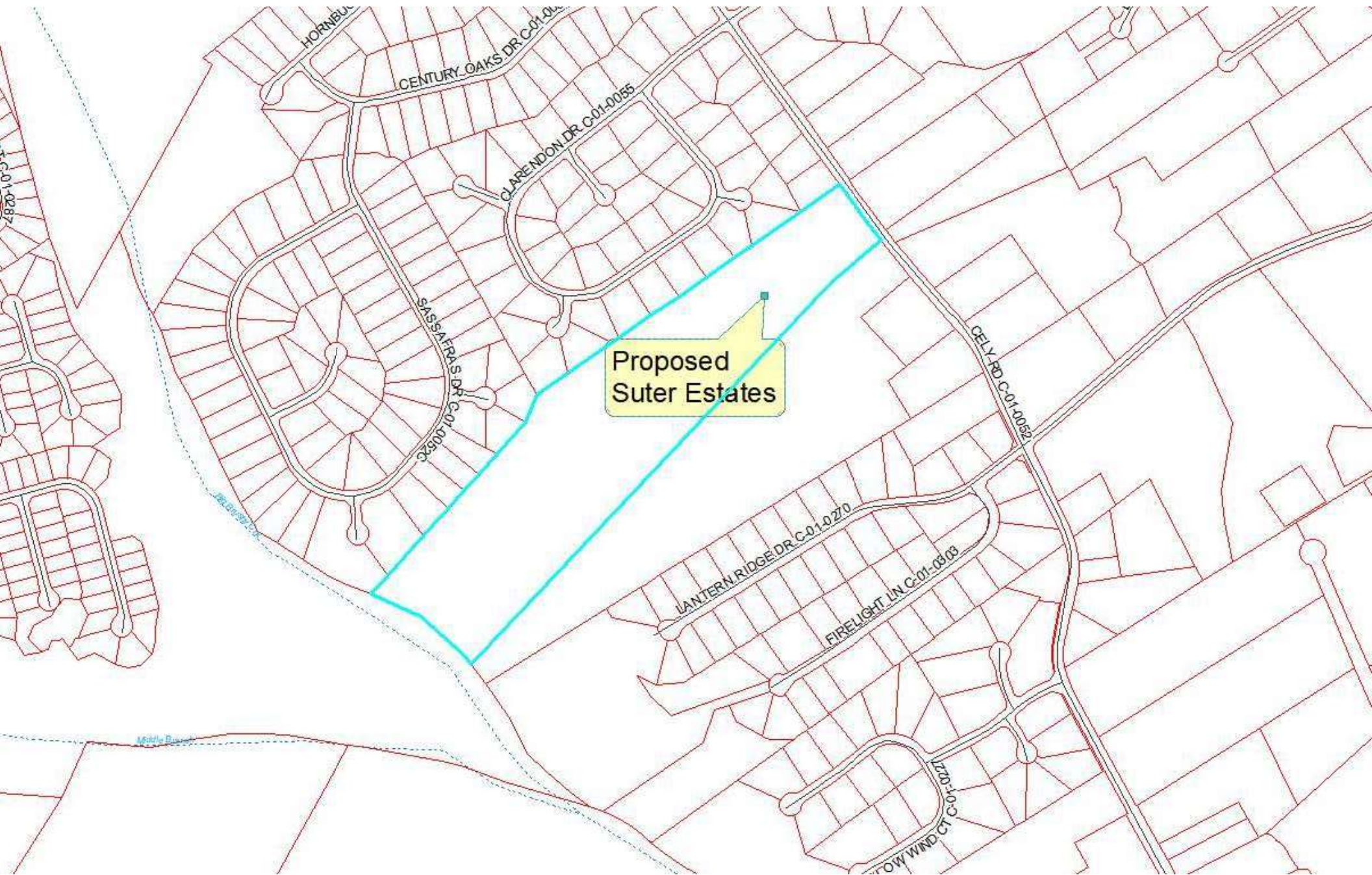
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Proposed
Suter Estates

CENTURY OAKS DR C-01-0001

CLARENDON DR C-01-0055

SASSAFRAS DR C-01-0052

LANTERN RIDGE DR C-01-0270

FIRELIGHT LN C-01-0303

GELY RD C-01-0052

CROW WIND CT C-01-0001

Middle Branch

HORNBL



Anderson County Planning Commission

April 22, 2021

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Shockley Bend
Intended Development:	Single Family
Applicant:	Robert Wright
Surveyor/Engineer:	Bluewater Civil Design
Location:	Hwy 29 S Bypass (State Maintained)
County Council District:	2
Surrounding Land Use:	North – Residential South – Commercial East – Residential West – Residential
Zoning:	Un-Zoned
Tax Map Number:	125-12-01-001
Extension of Existing Dev:	No
Existing Access Road:	US Hwy 29 S Bypass (State Maintained)
Number of Acres:	+/- 39.39
Number of Lots:	102
Water/Sewer Supplier:	Homeland Park
Variance:	No

Traffic Impact Analysis:

This new subdivision is expected to generate 1,020 new trips per day. US Hwy 29 S Bypass is classified as Arterial with no maximum trips per day. The TIS was approved by SCDOT & Anderson County Roads & Bridges. The study recommends one inbound lane and two outbound lanes at the entrance of Shockley Bend on West Shockley Ferry Road. The study determined that auxiliary left and right turns lanes on West Shockley Ferry Road are not required.

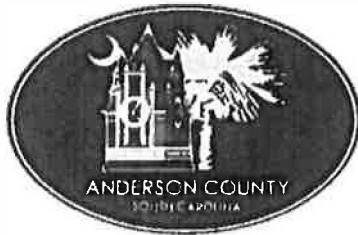
The developer will be required to meet or exceed construction plans that are approved by SCDOT & Anderson County Roads and Bridges.

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: 4-22-2021

Application Received By: TLC

Date Application Received: 3-2-2021

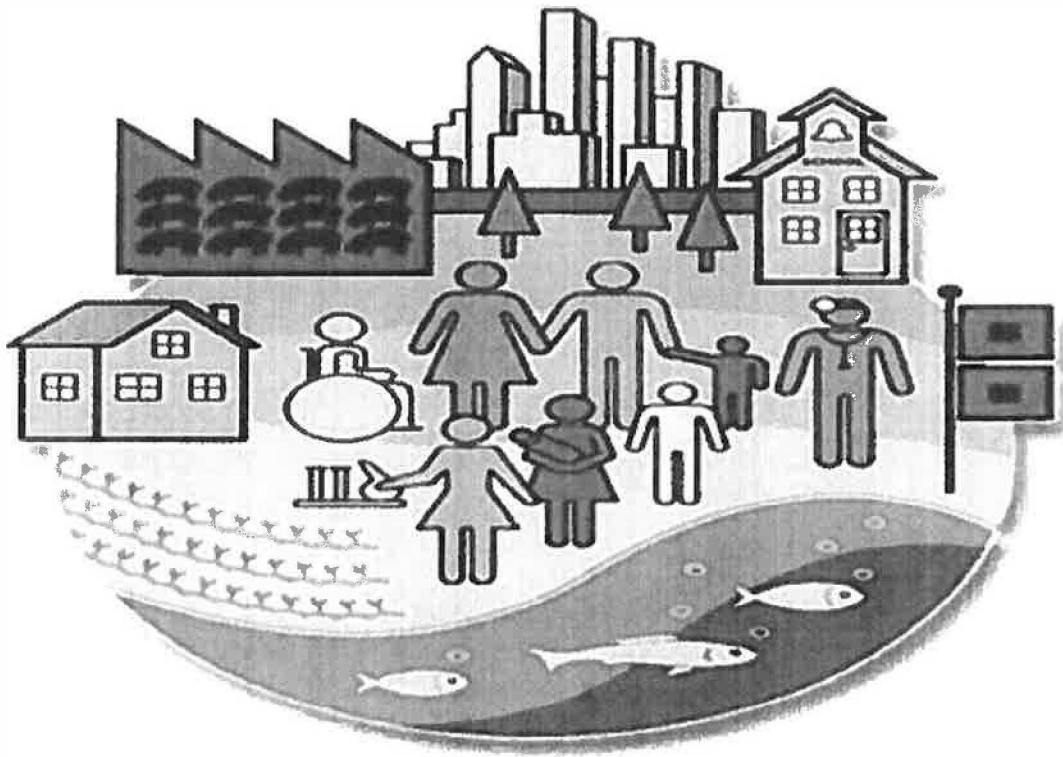
Amount of Fee Paid: 1,370.00 Check # 161

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 3-2-2021DS Number 21-04

APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.

Proposed Subdivision Name: Shockley Bend1. Name of Applicant Robert WrightAddress of Applicant PO Box 1069, Flat Rock, NC 28731Telephone Number(s) 980-521-6264 Email wrightssoutherndevelopment@gmail.com2. Property Owner(s) Grandsouth BankOwner(s) Address PO Box 1848, Anderson, SC 29622Telephone Number(s) 864-224-2424

Email _____

Project Information3. Project Location: W Shockley Ferry Road & Moore StreetParcel Number/TMS: P/O 1251201001 County Council District: 02 School District: 05Total Acreage: +/- 39.39 AC Number of Lots: 102 Intended Development: Single-Family ResidentialCurrent Zoning: Unzoned Surrounding Land Uses: North: Residential South: Commerical East: Residential West: Residential4. **Utility Agreement Services Letter of Approval**, Please attach to application.Water Supplier: Homeland Park Water Sewer Supplier: Anderson County Septic: N/AElectric Company: Duke Energy Gas Company: Piedmont Natual Gas 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? No if so, please attach the description to this application. (Variance Fee \$200.00)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 _____

Provide centerline data, road stations and 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 # 05 (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 X
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.

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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.

10. Proposed road names pre-approved by E-911 Addressing Office for the county. (Road Name Change Fee \$200.00)

11. 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 \$350.00 plus \$10.00 per lot) (Fee for Revisions \$200.00)

Sec.38-111. - Review procedure; recommendations; approval.

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by section 38-312. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 38-312, the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.38-311 (C) (3)

Planning Commission Decisions: In addition to the standards set forth in this chapter and the recommendations of staff, the Planning Commission will also take into consideration the following criteria when making its decision to reject or approve a preliminary plat:

- i. public health, safety, convenience, prosperity, and the general welfare;
- ii. balancing the interests of subdividers, homeowners, and the public: (Appeals Fee \$200.00)
- iii. the effects of the proposed development on the local tax base; and,
- iv. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

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:

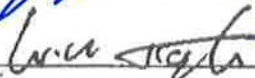
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

Signature of Applicant



Date 2/24/21

Signature of Owner



Date 2/23/21

Will Traxler
Credit Officer
GrandSouth Bank

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

SCDOT or the Anderson County Roads & Bridges Department Encroachment Permit

Subdivision plan approval letter from the Anderson County Roads & Bridges Department. Road Profile Fee \$1500.00

Form from E-911/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 \$650.00 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.

Final Plat (Five (5) 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 \$150 + \$10.00 per lot)

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. (Performance Bond Renewal or Extension Fee \$100.00)

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 Aaron P. Blomberg, RLS, and dated 04/23/2008; 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

Signed: 

Registered Professional No. 24224

Address: 718 Lowndes Hill Road,
Greenville, SC 29607

Telephone Number: 864-326-4202

Date: 03/01/2021

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: 2/24/21

[Owner] [Agent] [Name]: J. Robert Wright Jr

Signed: 

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)**



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: March 12, 2021

TO: Tim Cartee
Subdivision Administrator

FROM: Bill Rutledge
Assistant Principal Engineer

Cc: Bee Baker
Principal Engineer

SUBJECT: West Shockley Ferry Road Developments TIS

I have reviewed the traffic study by Ramey and Kemp Associates for the West Shockley Ferry Road Development which includes Shockley Harbor Apartments (258 units), Shockley Bend (102 units) single family residential, and Sterling Place (24 units) single family residential. The study recommends one inbound lane and two outbound lanes at the Shockley Harbor apartment entrance across from New Pond Road and the new Shockley Bend entrance on West Shockley Ferry Road. The study determined that auxiliary left and right turns lanes on West Shockley Ferry Road are not required. SCDOT and Anderson County agree with the study's recommendations.

Tommy Dunn
Chairman, District 5

Craig Wooten
Council District 1

Ray Graham
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Gracie Floyd
Council District 2

Jimmy Davis
Council District 6

Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org

SITE DATA

TAX MAP NO.: P/O 1251201001
 DEED BOOK/PAGE: 10188/15
 TOTAL AREA: ±39.39 ACRES
 ZONING: UNZONED
 LAND USE: RESIDENTIAL
 TOTAL LOTS: 102 LOTS (60' X 135' TYP.)
 DENSITY: 2.59 LOTS/AC
 PROPOSED ROADWAY: ±4,432 LF (50' R.O.W.)
 SETBACKS
 W SHOCKLEY FERRY ROAD (US HWY 29): 50'
 S MURRAY AVE (SC HWY 81): 50'
 FRONT SETBACK: 20'
 SIDE SETBACK: 8'
 REAR SETBACK: 10'

DESIGN PROFESSIONAL CERTIFICATION:

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY AARON P. BLOMBERG, RLS, AND DATED 04/23/2008, AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE AS APPLICABLE TO THE PROPERTY.

BY NAME: PAUL J. HARRISON, PE

SIGNED: *Paul J. Harrison*
 REGISTERED PROFESSIONAL NO.: 24224
 ADDRESS: 718 LOWMEDE HILL ROAD, GREENVILLE, SC 29607
 TELEPHONE NUMBER: 864-326-4202
 DATE: 03/01/2021

GENERAL NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- 7" DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 50' (MIN.) PUBLIC R.O.W.
- PUBLIC WATER IS AVAILABLE ALONG W SHOCKLEY FERRY ROAD & MANLEY DRIVE PROVIDED BY HOMELAND PARK WATER.
- ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT QUALITY PONDS OR DEVICES.
- ANY INTERNAL LANDSCAPING/VEGETATIVE ISLANDS WILL BE THE RESPONSIBILITY OF THE HOA TO MAINTAIN.
- ALL EXISTING STRUCTURES TO BE REMOVED OR DEMOLISHED.

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.

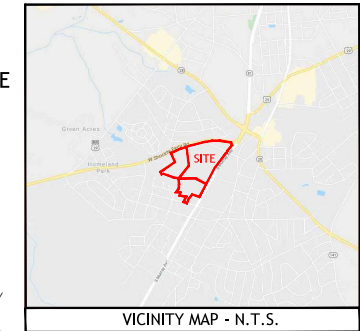
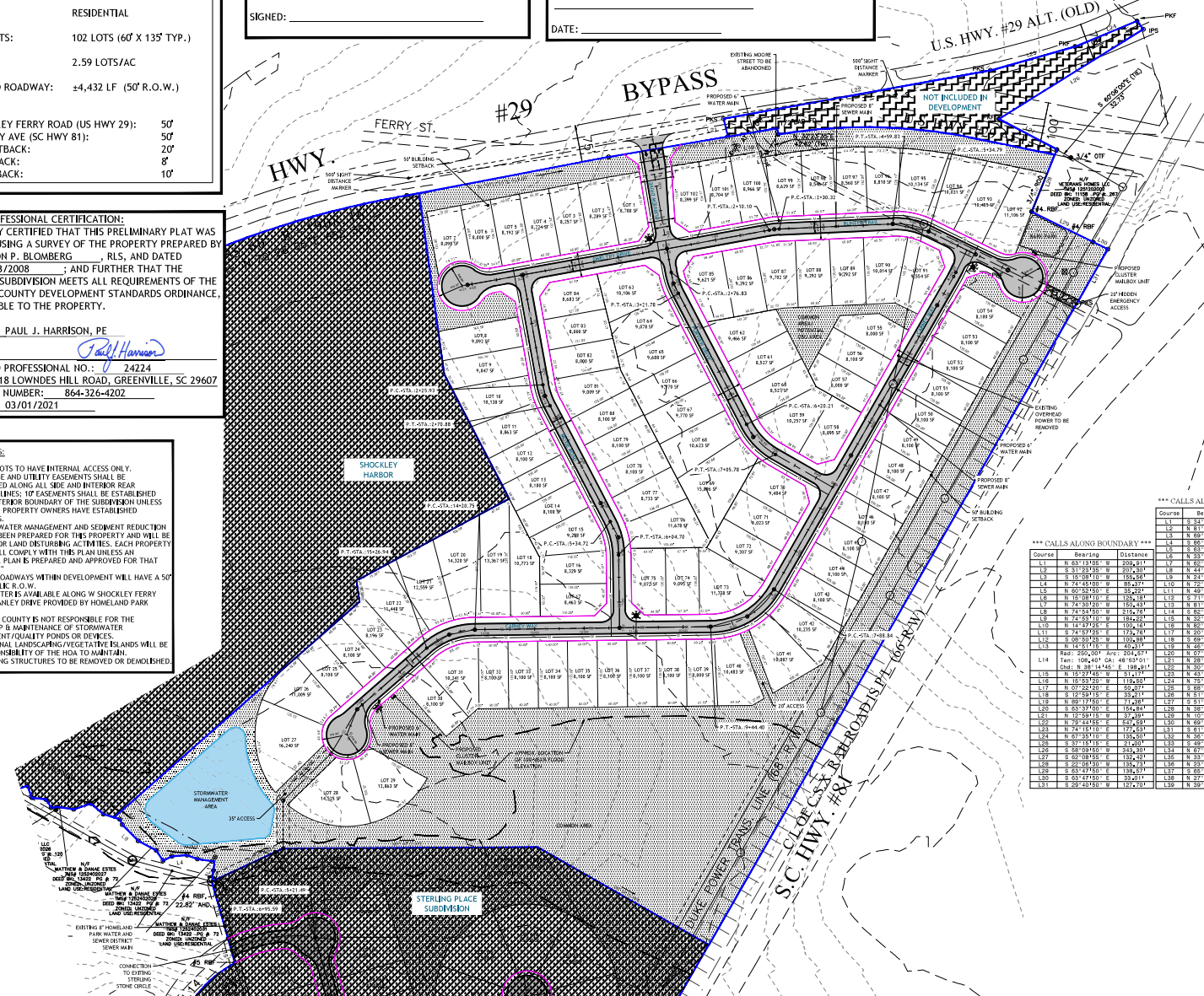
DATE: 03/01/2021
 NAME: ROBERT WRIGHT (AUTHORIZED REPRESENTATIVE)
 SIGNED: _____

CERTIFICATE OF PROJECT APPROVAL:

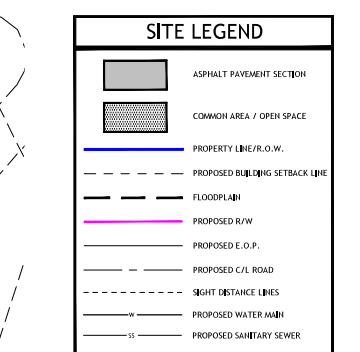
ALL APPLICABLE REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS PRELIMINARY PLAT IS HEREBY GRANTED BY THE MANAGER OR THE SUBDIVISION ADMINISTRATOR, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.

MANAGER OR SUBDIVISION ADMINISTRATOR: _____

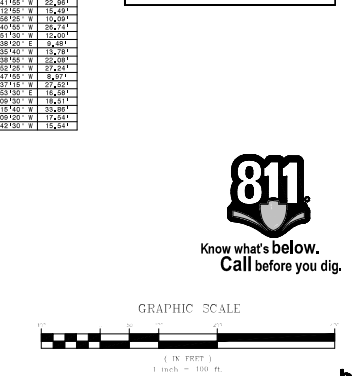
DATE: _____



VICINITY MAP - N.T.S.



OWNER	
COMPANY:	WRIGHT SOUTHERN DEVELOPMENT
ADDRESS:	PO BOX 1069
PHONE:	781-521-6284
EMAIL:	WRIGHTSOUTHERNDEVELOPMENT@GMAIL.COM
CIVIL ENGINEER	
COMPANY:	BLUEWATER CIVIL DESIGN, LLC
ADDRESS:	718 LOWMEDE HILL ROAD
PHONE:	864-326-4202
CONTACT:	PAUL HARRISON, P.E.
EMAIL:	PAUL@BLUEWATERCIVIL.COM
SURVEYOR	
COMPANY:	BAURNIGHT & ASSOCIATES, INC.
ADDRESS:	109 N. JACKSON STREET
PHONE:	786-376-5946
CONTACT:	W. SLATT BAURNIGHT
EMAIL:	BAURNIGHT@SCCARTERS.NET



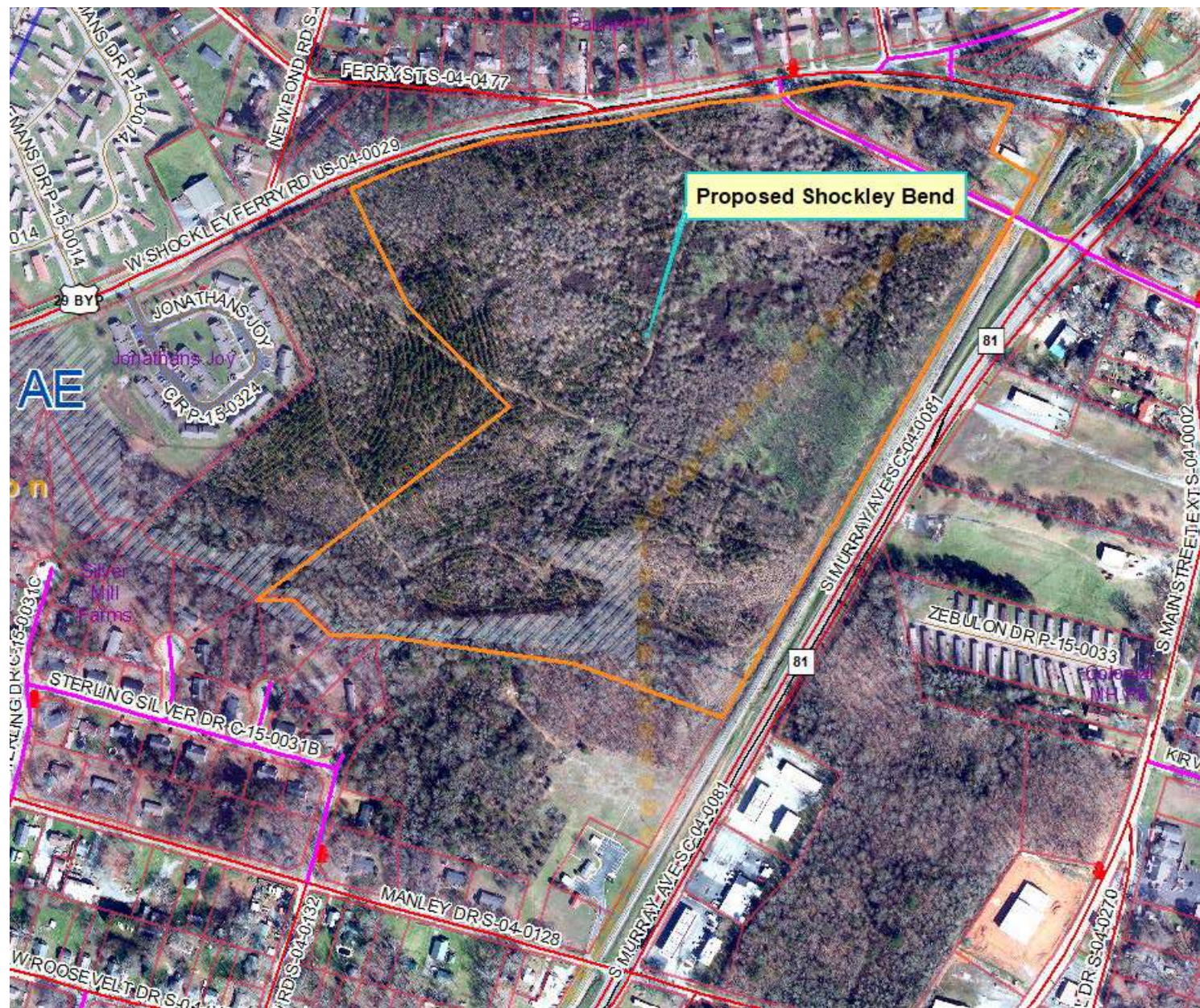
Project Number: 2021-039
 Revised: Shockey Bend
 Date: 03/01/2021
 Drawing Date: 03/01/2021
 Date of Project: 03/01/2021
 Engineer of Record:
 Paul J. Harrison, P.E.
 License Number: 24224
 State: South Carolina
 718 Lowmede Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

bluewater civil design
 bluewater civil design, LLC
 718 Lowmede Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

SHOCKLEY BEND
 (SFR Subdivision - Preliminary)
 W Shockey Ferry Road & Moore Street
 Anderson County, SC 29626

811
 Know what's below.
 Call before you dig.

Preliminary Plat
 PP-1



Anderson County Planning Commission

April 22, 2021

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Sterling Place
Intended Development:	Single Family
Applicant:	Robert Wright
Surveyor/Engineer:	Bluewater Civil Design
Location:	Manley Drive (State Maintained)
County Council District:	2
Surrounding Land Use:	North – Residential South – Commercial East – Residential West – Residential
Zoning:	Un-Zoned
Tax Map Number:	125-12-01-001
Extension of Existing Dev:	No
Existing Access Road:	Manley Drive (State Maintained)
Number of Acres:	+/- 12.00
Number of Lots:	24
Water/Sewer Supplier:	Homeland Park
Variance:	No

Traffic Impact Analysis:

This new subdivision is expected to generate 240 new trips per day. Silver Stone Circle is classified as a Local Road with a maximum of 1,600 trips per day. Manley Road (State Maintained) is classified as a Collector Road with no maximum 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: April 14, 21

Application Received By: JCC

Date Application Received: 3-1-21

Amount of Fee Paid: 590 Check # 162

Subdivision Plat Application Checklist

Anderson County Code of Ordinance Chapter 38
Land Use

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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

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Date of Application 3-1-21DS Number 21-03

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Proposed Subdivision Name: Sterling Place1. Name of Applicant Robert WrightAddress of Applicant PO Box 1069, Flat Rock, NC 28731Telephone Number(s) 980-521-6264Email wrightsoutherndevelopment@gmail.com2. Property Owner(s) Grandsouth BankOwner(s) Address PO Box 1848, Anderson, SC 29622Telephone Number(s) 864-224-2424

Email _____

Project Information3. Project Location: W Shockley Ferry Road & Moore StreetParcel Number/TMS: P/O 1251201001County Council District: 02School District: 05Total Acreage: +/- 12.00 ACNumber of Lots: 24Intended Development: Single-Family ResidentialCurrent Zoning: UnzonedSurrounding Land Uses: North: Residential South: Commercial East: Residential West: Residential4. **Utility Agreement Services Letter of Approval**, Please attach to application.Water Supplier: Homeland Park WaterSewer Supplier: Anderson CountySeptic: N/AElectric Company: Duke EnergyGas Company: Piedmont Natural GasTelecommunication 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? No If so, please attach the description to this application. (Variance Fee \$200.00)7. **SCDOT/ Roads & Bridges** must be contacted for this development prior to Planning Commission review, please attach conformation letters.

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Provide centerline data, road stations and 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 # 05 (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 X
b. If there is soil contamination, has the type of contamination been identified and if so what is the finding?
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11. 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 \$350.00 plus \$10.00 per lot) (Fee for Revisions \$200.00)

Sec.38-111. - Review procedure; recommendations; approval.

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by section 38-312. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 38-312, the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.38-311 (C) (3)

Planning Commission Decisions: In addition to the standards set forth in this chapter and the recommendations of staff, the Planning Commission will also take into consideration the following criteria when making its decision to reject or approve a preliminary plat:

- i. public health, safety, convenience, prosperity, and the general welfare;
- ii. balancing the interests of subdividers, homeowners, and the public: (Appeals Fee \$200.00)
- iii. the effects of the proposed development on the local tax base; and,
- iv. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

Sec. 38-312. - Preliminary plat.

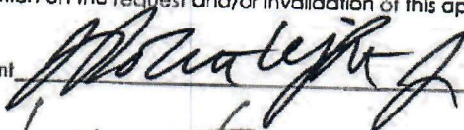
The preliminary plat shall contain the following information:

- ☒ (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.
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- ☒ (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.
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- ☒ (13) North arrow.
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- ☒ (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:

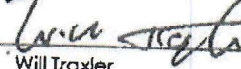
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge. I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

Signature of Applicant



Date 2/24/21

Signature of Owner


Will Traxler
Credit Officer
GrandSouth Bank

Date 2/27/21

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

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Subdivision plan approval letter from the Anderson County Roads & Bridges Department, Road Profile Fee \$1500.00

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When these items have been **Approved**, the applicant may request a Grading Permit from Development Standards. A fee of \$650.00 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.

Final Plat (Five (5) 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 \$150 + \$10.00 per lot)

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. (Performance Bond Renewal or Extension Fee \$100.00)

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 Aaron P. Blomberg, RLS, and dated 04/23/2008; 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

Signed: *Paul J. Harrison*

Registered Professional No. 24224

Address: 718 Lowndes Hill Road,
Greenville, SC 29607

Telephone Number: 864-326-4202

Date: 03/01/2021

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: 2/24/21

[Owner] [Agent] [Name]: J. ROBERT WRIGHT JR

Signed: *J. Robert Wright Jr*

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)**

SITE DATA

TAX MAP NO.: P/O 1251201001
 DEED BOOK/PAGE: 10188/15
 TOTAL AREA: ±12.0 ACRES
 ZONING: UNZONED
 LAND USE: RESIDENTIAL
 TOTAL LOTS: 24 LOTS (60' X 135' TYP.)
 DENSITY: 2.00 LOTS/AC
 PROPOSED ROADWAY: ±1,116 LF (50' R.O.W.)
 SETBACKS
 S MURRAY AVE: 50'
 FRONT SETBACK: 8'
 SIDE SETBACK: 8'
 REAR SETBACK: 10'

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 THEREON.

DATE: 03/01/2021
 NAME: ROBERT WRIGHT (AUTHORIZED REPRESENTATIVE)
 SIGNED: _____

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.

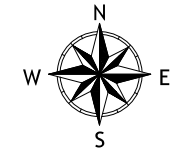
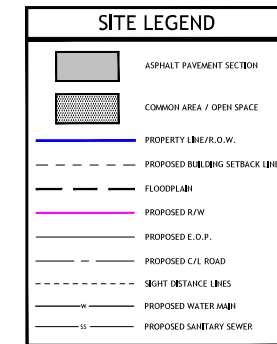
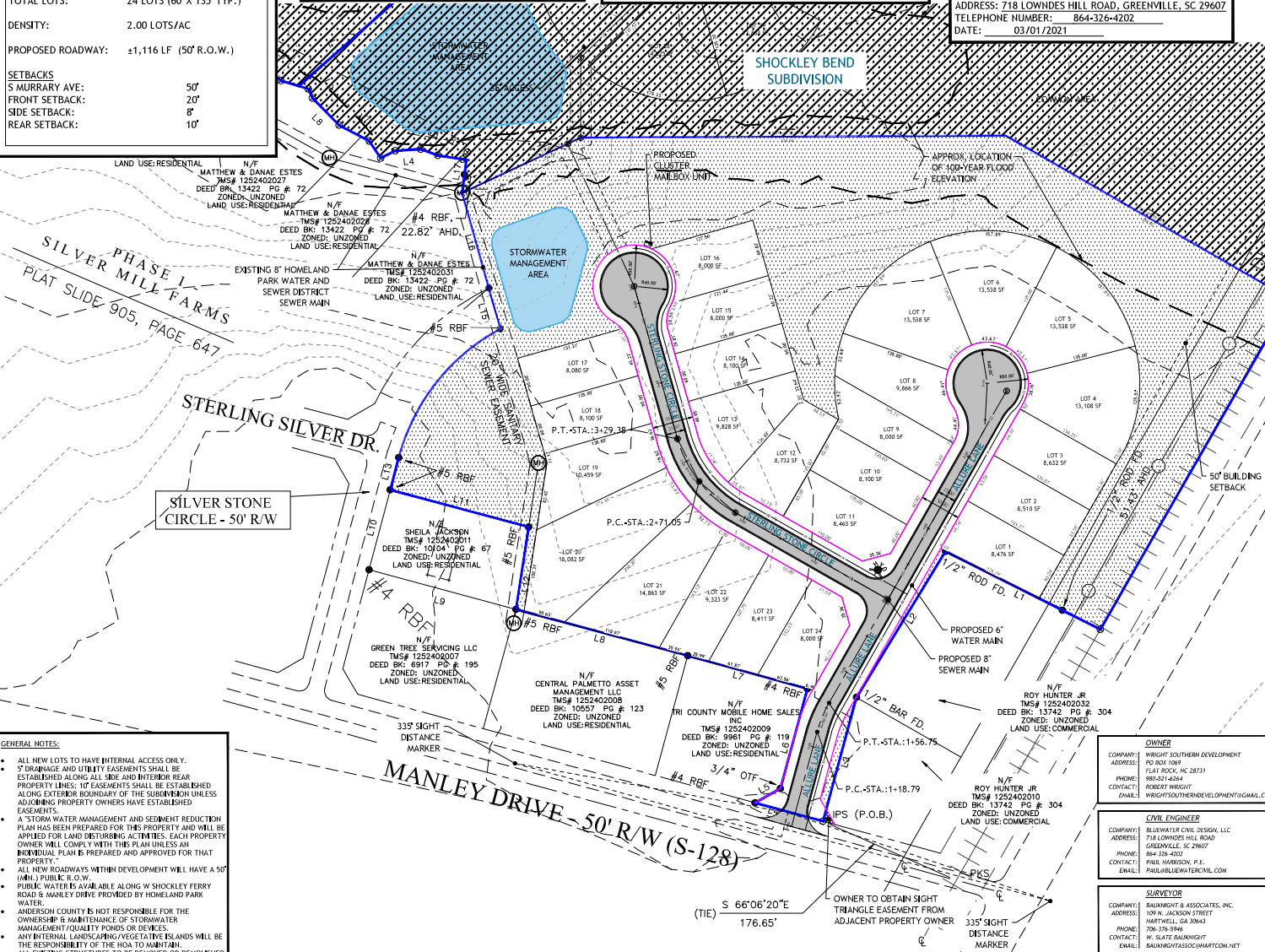
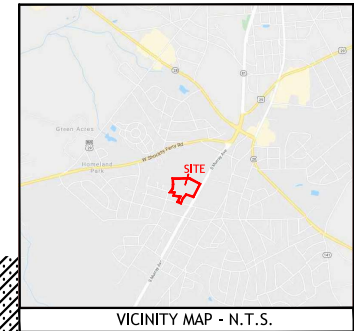
MANAGER OR SUBDIVISION ADMINISTRATOR:

 DATE: _____

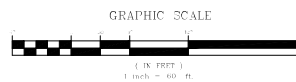
DESIGN PROFESSIONAL CERTIFICATION:

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY AARON P. BLOWBERG, RLS, AND DATED 04/23/2008; AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME: PAUL J. HARRISON, PE
 SIGNED: *Paul J. Harrison*
 REGISTERED PROFESSIONAL NO.: 24224
 ADDRESS: 718 LOWMEDES HILL ROAD, GREENVILLE, SC 29607
 TELEPHONE NUMBER: 864-326-4202
 DATE: 03/01/2021



Know what's below.
 Call before you dig.



GENERAL NOTES:

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION" PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 50' (MIN.) PUBLIC R.O.W.
- PUBLIC WATER IS AVAILABLE ALONG W SHOCKLEY FERRY ROAD & MANLEY DRIVE PROVIDED BY HOMELAND PARK WATER.
- ANDERSON COUNTY IS NOT RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.
- ANY INTERNAL LANDSCAPING/VEGETATIVE ISLANDS WILL BE THE RESPONSIBILITY OF THE HOA TO MAINTAIN.
- ALL EXISTING STRUCTURES TO BE REMOVED OR DEMOLISHED.

THIS DRAWING AND ASSOCIATED .DWG FILES ARE THE PROPERTY OF BLUEWATER CIVIL DESIGN, LLC AND SHALL NOT BE MODIFIED, USED, OR REPRODUCED IN ANY WAY OTHER THAN AUTHORIZED IN WRITING. © 2021 BLUEWATER CIVIL DESIGN, LLC

Project Number: 2021-039
 Revised Starting Place: 002-000
 Drawing Date: 03/01/2021
 Date of Project: 02/2021
 Paul J. Harrison, P.E.
 718 Lowmedes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

bluewater civil design, llc
 bluewatercivil.com

Certificates of Authorization:
 SC 00012 - Civil Engineering
 SC 00018 - Professional Surveyor

STERLING PLACE
 (SFR Subdivision - Preliminary)
 Manley Drive & Sterling Stone Circle
 Anderson County, SC 29626



NO.	DATE	REVISION
1	03/01/2021	Issue for Review
2	03/01/2021	Issue for Review
3	03/01/2021	Issue for Review
4	03/01/2021	Issue for Review
5	03/01/2021	Issue for Review
6	03/01/2021	Issue for Review
7	03/01/2021	Issue for Review
8	03/01/2021	Issue for Review
9	03/01/2021	Issue for Review
10	03/01/2021	Issue for Review

Preliminary Plat

PP-1



Anderson County Planning Commission

April 22, 2021

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Crosswind Cottages
Intended Development:	Single Family Detached
Applicant:	Michael Ashmore
Surveyor/Engineer:	Bluewater Civil Design
Location:	Welpine Rd (State Maintained)
County Council District:	4
Surrounding Land Use:	North –R-20 (vacant) South – I-2 (vacant) East – C-2 (vacant) West – I-2 (vacant)
Zoning:	R-20 (Single-Family Residential)
Tax Map Number:	93-00-04-001
Extension of Existing Dev:	No
Existing Access Road:	Welpine Rd (State Maintained)
Number of Acres:	±22.26
Number of Lots:	36, Lot Averaging with minimum lot area of 16,955 sq ft and maximum 34,402 sq ft. Average of 20,132 sq ft.
Water Supplier:	Sandy Springs Water
Sewer Supplier:	Anderson County Wastewater
Variance:	No

Traffic Impact Analysis:

This new subdivision is expected to generate 360 new trips per day. Welpine Road is classified as a collector with no maximum 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: April 22, 2021

Application Received By: BDM

Date Application Received: 2/17/21

Amount of Fee Paid: \$710 Check # 4845

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

2/17/21

DS Number

21-02

APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.

Proposed Subdivision Name: Crosswind Cottages

1. Name of Applicant Michael Ashmore

Address of Applicant 220 Drake Circle, Iva, SC 29651

Telephone Number(s) 864-270-1031

Email ashmorelanddevelopment@gmail.com

2. Property Owner(s) Janet Smith Arnold

Owner(s) Address 1915 Three Lakes Road, Shelby, NC 28150

Telephone Number(s) _____

Email _____

Project Information

3. Project Location: Welpine Road & Memory Lane

Parcel Number/TMS: P/O 930004001

County Council District: 04

School District: 04

Total Acreage: 22.26

Number of Lots: 36

Intended Development: Sing-Family Residential Detached

Current Zoning: R-20

Surrounding Land Uses: North: I-2

South: R-20

East: C-2

West: I-2

4. **Utility Agreement Services Letter of Approval**, Please attach to application.

Water Supplier: Sandy Springs Water

Sewer Supplier: Anderson County

Septic: N/A

Electric Company: Duke Energy

Gas Company: Forthill Gas

Telecommunication Company: AT&T

5. 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? No if so, please attach the description to this application. **(Variance Fee \$200.00)**

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 X

Provide centerline data, road stations and 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 # 04 (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 X
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 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.

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.

10. Proposed road names pre-approved by E-911 Addressing Office for the county. **(Road Name Change Fee \$200.00)**

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

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- i. public health, safety, convenience, prosperity, and the general welfare;
- ii. balancing the interests of subdividers, homeowners, and the public: **(Appeals Fee \$200.00)**
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- ☒ (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

DocuSigned by:

DocuSigned by:

Date 12/18/2020 11:21 AM

Signature of Owner

F2223781E084A6
DocuSigned by:

8893EC0D8D8948B
DocuSigned by:

Date 12/16/2020 | 7:39 PM CST

Thomas L. Smith

Howard M. Smith, Jr

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Anderson County approval letter for stormwater and erosion control

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Check made payable to Anderson County for Final Plat Review (**Fee for Final Plat Review is \$150 + \$10.00 per lot**)

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. (**Performance Bond Renewal or Extension Fee \$100.00**)

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 02/02/2021. 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, PE

Signed: *Paul J. Harrison*

Registered Professional No. 24224

Address: 718 Lowndes Hill Road,
Greenville, SC 29607

Telephone Number: 864-326-5624

Date: 02/10/2021

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: 12/18/2020

[Owner][Agent], [Name]

Signed: *Michael Ashmore*

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)**

SITE DATA

TAX MAP NO.: P/O 930004001
DEED BOOK/PAGE: 12707/17
TOTAL AREA: ±22.26 ACRES
ZONING: R-20
TOTAL LOTS: 36 LOTS
DENSITY: 1.62 UNITS/AC
PROPOSED ROADWAY: ±1,891 LF (50' PUBLIC ROW)
SETBACKS
WELPINE ROAD: 30'
FRONT SETBACK: 20'
SIDE SETBACK: 10' MIN (OR 10% OF LOT WIDTH IF GREATER)
REAR SETBACK: 20'

LOT AVERAGING TABLE:
MINIMUM LOT AREA: 16,955 SF
MAXIMUM LOT AREA: 34,402 SF
TOTAL SQUARE FOOTAGE: 724,760 SF
AVERAGE SQUARE FOOTAGE: 20,132 SF

Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area
1	173.94 SF	31	18000.00 SF
2	1695.06 SF	22	18000.00 SF
3	1695.06 SF	23	18000.00 SF
4	1826.72 SF	24	18000.00 SF
5	2133.70 SF	25	18000.00 SF
6	2134.61 SF	26	18000.00 SF
7	2134.10 SF	27	18000.00 SF
8	2165.55 SF	28	18000.00 SF
9	2264.06 SF	29	18000.00 SF
10	2249.71 SF	30	18000.00 SF
11	2488.20 SF	31	18000.00 SF
12	2464.20 SF	32	18000.00 SF
13	2464.15 SF	33	23950.00 SF
14	2462.22 SF	34	23950.00 SF
15	19994.43 SF	35	23950.00 SF
16	19533.72 SF	36	23950.00 SF
17	18220.18 SF		
18	18000.00 SF		
19	18000.00 SF		
20	18000.00 SF		

GENERAL NOTES

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- PUBLIC WATER IS AVAILABLE ALONG WELPINE ROAD PROVIDED BY SANDY SPRINGS WATER.
- SANITARY SEWER IS AVAILABLE AND WILL BE PROVIDED BY ANDERSON COUNTY.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
- 5" DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- ANDERSON COUNTY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 50' MIN. PUBLIC R.O.W. (WELPINE ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.
- ALL WORK WITHIN THE EXISTING R.O.W. (WELPINE ROAD) SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.
- ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
- ACCORDING TO FEMA PANEL 45007C0230F EFF. 12/21/2017, THIS SITE IS ZONE X, NOT WITHIN A FLOODPLAIN.
- HYDRAULIC LOCATIONS ARE SUGGESTIONS ONLY. FINAL DESIGN WILL BE DONE BY SANDY SPRINGS WATER.

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: 03/29/2021

NAME: MICHAEL ASHMORE (AUTHORIZED REPRESENTATIVE)

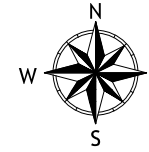
SIGNED: *Michael Ashmore*

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.

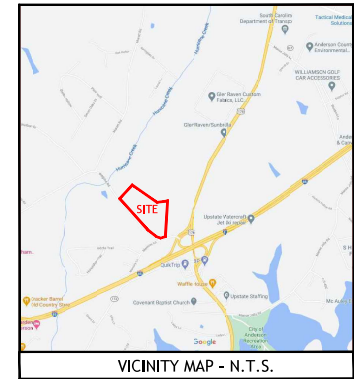
MANAGER OR SUBDIVISION ADMINISTRATOR:

DATE:



NOTES:

- ACCORDING TO FIRM PANEL 45007C0230F FOR ANDERSON COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2017, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
- THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON E.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.
- UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE OR RECORD DRAWINGS. THE SURVEY DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.
- REFERENCES
P.B. 04-70
P.B. 04-836
P.B. 07-839
P.B. 07-133-3
P.B. 30-158
S.C.D.O.T. FILES 4.306 (SHEET 13-14); 4.506 (SHEET 5) & 4.345 (SHEET 7)



SITE LEGEND

- ASPHALT PAVEMENT SECTION
- COMMON AREA / OPEN SPACE
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED R/W
- PROPOSED E.O.P.
- PROPOSED C/L ROAD
- SIGHT DISTANCE LINES
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER

OWNER

COMPANY: STP DEVELOPMENT, LLC
ADDRESS: 220 DRUM CIRCLE
P.O. BOX 2067
PHONE: 864-326-4202
CONTACT: TONY ANDERSON
EMAIL: TANDERSON@STPDVELOPMENT.COM

CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWMEDES HILL ROAD
GREENVILLE, SC 29607
PHONE: 864-326-4202
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

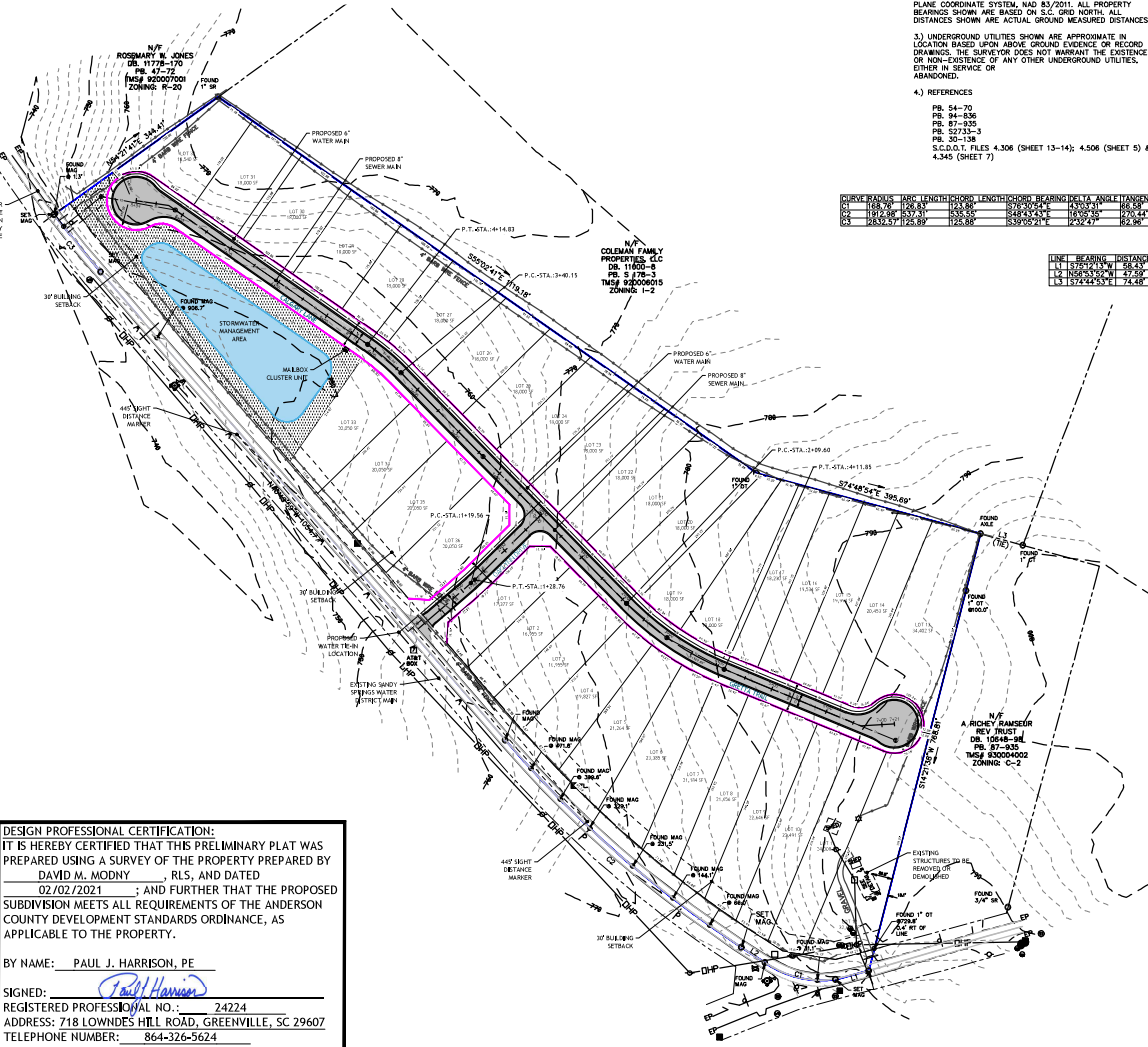
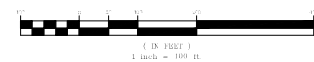
SURVEYOR

COMPANY: 3D LAND SURVEYING, INC.
ADDRESS: 10 CENTURY DRIVE
GREENVILLE, SC 29607
PHONE: 864-377-0274
CONTACT: DAVID MOODY, P.L.S.
EMAIL: DM@3DLANDSURVEYING.NET



Know what's below.
Call before you dig.

GRAPHIC SCALE



DESIGN PROFESSIONAL CERTIFICATION:

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY DAVID M. MOODY, P.L.S., AND DATED 02/02/2021. AND FURTHER THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OF THE ANDERSON COUNTY DEVELOPMENT STANDARDS ORDINANCE, AS APPLICABLE TO THE PROPERTY.

BY NAME: PAUL J. HARRISON, P.E.

SIGNED: *Paul Harrison*
REGISTERED PROFESSIONAL NO.: 24224
ADDRESS: 718 LOWMEDES HILL ROAD, GREENVILLE, SC 29607
TELEPHONE NUMBER: 864-326-5624
DATE: 03/29/2021

Project Number: 2021-009
Title: Preliminary Plat
Drawing Date: AS NOTED
Date of Project: 02/2021
Engineer of Record: Paul J. Harrison, P.E.
Seal Number: 16424
Firm Name: Bluewater Civil Design, LLC
718 Lowmedes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

bluewater
civil design
bluewater civil design, llc
718 Lowmedes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

Certificate of Authorization:
SC 00017 - DA PROFESSIONAL
SC 00018 - AL CA-0002

CROSSWIND COTTAGES
(SFR Subdivision - Preliminary)
Welpine Road & Memory Lane
Anderson County, SC 29621



NO.	DATE	REVISION
A	02/02/2021	Based on preliminary Plat
B	03/29/2021	Revised preliminary Plat
C	03/29/2021	Revised preliminary Plat

Preliminary Plat

PP-1





Anderson County Planning Commission

April 22, 2021

6:00 PM

Staff Report – Preliminary Subdivision

Preliminary Subdivision Name:	Spring Ridge
Intended Development:	Single Family Detached
Applicant:	Brian Wasser (DR Horton)
Surveyor/Engineer:	Bluewater Civil Design
Location:	Liberty Hwy & Manse Jolly Rd (State Maintained)
County Council District:	4
Surrounding Land Use:	North –I-2 South – I-2 East – R-20 West – I-1 and I-2
Zoning:	R-8 (Single-Family Residential)
Tax Map Number:	119-00-17-026
Extension of Existing Dev:	No
Existing Access Road:	Liberty Hwy & Manse Jolly Rd (State Maintained)
Number of Acres:	±141.68
Number of Lots:	393
Water Supplier:	Sandy Springs Water
Sewer Supplier:	Anderson County Wastewater
Variance:	No

Traffic Impact Analysis:

This new subdivision is expected to generate 3,930 new trips per day. Liberty Hwy is classified as an arterial, and Manse Jolly is classified as a collector. Arterial and collector roads have no maximum trips per day. The developer will be required to meet or exceed construction plans that are approved by Anderson County Roads and Bridges.

Two exit lanes are recommended at the entrances on Liberty Highway. Recommended the storage length for the right turn lanes be 100 feet to provide room for 4-5 vehicles in case the queue lengths are more than predicted. SCDOT usually requires a minimum of 100 feet of storage length. Auxiliary left and right turn lanes are not required at the entrances on Manse Jolly Road. The traffic study is acceptable.

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: April 22, 2021

Application Received By: BDM

Date Application Received: 3/1/21

Amount of Fee Paid: \$4,280 Check # 4874

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 _____

DS Number _____

APPLICATIONS MUST BE SUBMITTED BY THE POSTED DEADLINE AND PRIOR TO 3:00 PM. INCOMPLETE APPLICATIONS OR APPLICATIONS SUBMITTED AFTER THE POSTED DEADLINE WILL NOT BE PROCESSED. THE SUBMITTED PLANS WILL NOT BE REVIEWED UNTIL THE APPLICATION/SUBMITTAL IS COMPLETE AND WILL BE PLACED ON THE NEXT REGULAR SCHEDULED AGENDA MEETING.

Proposed Subdivision Name: Spring Ridge1. Name of Applicant Brian Wasser, DR HortonAddress of Applicant 100 Verdae Blvd., Suite 401, Greenville, SC 29607Telephone Number(s) 864-554-4391Email BJWasser@drhorton.com2. Property Owner(s) J & S Properties, LLCOwner(s) Address 130 Dandelion Trail, Anderson, SC 29621

Telephone Number(s) _____ Email _____

Project Information3. Project Location: Liberty Hwy & I85 SouthboundParcel Number/TMS: 1190017026County Council District: 04School District: 04Total Acreage: 141.68Number of Lots: 393Intended Development: Sing-Family Residential DetachedCurrent Zoning: R-8Surrounding Land Uses: North: Industrial South: R-20 East: Industrial West: Industrial4. **Utility Agreement Services Letter of Approval**, Please attach to application.Water Supplier: Sandy Springs WaterSewer Supplier: Anderson CountySeptic: N/AElectric Company: Duke EnergyGas Company: Piedmont Natural Gas

Telecommunication Company: _____

5. 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? NoIf so, please attach the description to this application. **(Variance Fee \$200.00)**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 _____

Provide centerline data, road stations and 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 # 04 (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 X
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 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.

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.

10. Proposed road names pre-approved by E-911 Addressing Office for the county. (Road Name Change Fee \$200.00)

11. 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 \$350.00 plus \$10.00 per lot) (Fee for Revisions \$200.00)

Sec.38-111. – Review procedure; recommendations; approval.

Prior to making any physical improvements on the potential subdivision site, the subdivider shall create a preliminary plat containing the information required by section 38-312. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 38-312, the subdivision administrator shall submit a written recommendation to the planning commission, to approve the "Preliminary Plat". If staff recommends approval, this does not guarantee that the Planning Commission will approve the Preliminary Plat, pursuant to Sec.38-311 (C) (3)

Planning Commission Decisions: In addition to the standards set forth in this chapter and the recommendations of staff, the Planning Commission will also take into consideration the following criteria when making its decision to reject or approve a preliminary plat:

- I. public health, safety, convenience, prosperity, and the general welfare;
- II. balancing the interests of subdividers, homeowners, and the public; (Appeals Fee \$200.00)
- III. the effects of the proposed development on the local tax base; and,
- IV. the ability of existing or planned infrastructure and transportation systems to serve the proposed development.

Sec. 38-312. - Preliminary plat.

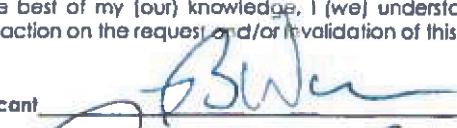
The preliminary plat shall contain the following information:

- ☐ (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.

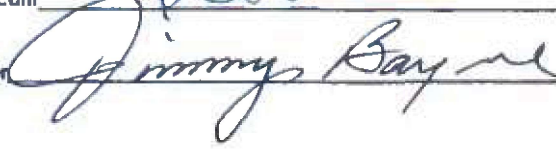
Signature of Applicant



Date

12/15/20

Signature of Owner



Date

2/22/21

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

SCDOT or the Anderson County Roads & Bridges Department Encroachment Permit

Subdivision plan approval letter from the Anderson County Roads & Bridges Department, Road Profile Fee **\$1500.00**

Form from E-911/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 **\$650.00** 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.

Final Plat (Five (5) 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 \$150 + \$10.00 per lot**)

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. (**Performance Bond Renewal or Extension Fee \$100.00**)

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- (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 WILLIAM B. FANT, RLS, and dated 01/22/2003. 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, PE

Signed: *Paul J. Harrison*

Registered Professional No. 24224

Address: 718 LOWNDES HILL ROAD,
GREENVILLE, SC 29607

Telephone Number: 864-326-5624

Date: 03/01/2021

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 thereon.

Date: 12/15/20

[Owner][Agent] Name: Brian Wass

Signed: *Brian Wass*

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)**



MEMORANDUM

ANDERSON COUNTY ROADS AND BRIDGES

DATE: March 18, 2021

TO: **Tim Cartee**
Subdivision Administrator

FROM: **Bill Rutledge**
Assistant Principal Engineer

Cc: **Bee Baker**
Principal Engineer

SUBJECT: **Spring Ridge Subdivision (393 lots) Preliminary Review**

I have reviewed the traffic impact study for Spring Ridge Subdivision. Two exit lanes are recommended at the entrances on Liberty Highway. I would recommend the storage length for the right turn lanes be increased to 100 feet to provide room for 4-5 vehicles in case the queue lengths are more than predicted. SCDOT usually requires a minimum of 100 feet of storage length. Auxiliary left and right turn lanes are not required at the entrances on Manse Jolly Road. The traffic study is acceptable but the plat will need to be revised to include the auxiliary turn lanes.

Tommy Dunn
Chairman, District 5

Craig Wooten
Council District 1

Ray Graham
Council District 3

Cindy Wilson
Council District 7

ANDERSON COUNTY
SOUTH CAROLINA

Brett Sanders
V. Chairman, District 4

Gracie Floyd
Council District 2

Jimmy Davis
Council District 6

Lacey Croegaert
Clerk to Council

Rusty Burns | County Administrator
rburns@andersoncountysc.org

SITE DATA

TAX MAP NO.: 1190017026
 DEED BOOK/PAGE: 5026/281
 TOTAL AREA: ±141.69 ACRES
 ZONING: R-8
 TOTAL LOTS: 393 LOTS (60' X 135' TYP.)
 DENSITY: 2.77 LOTS/AC
 PROPOSED ROADWAY: ±17,442 LF (50' PUBLIC ROW)
 SETBACKS
 LIBERTY HIGHWAY: 50'
 MANSE JOLLY ROAD: 30'
 INTERSTATE 85: 50'
 FRONT SETBACK: 20'
 SIDE SETBACK: 10% OF LOT WIDTH OR 10' (GREATER VALUE)
 REAR SETBACK: 20'

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BY NAME: PAUL J. HARRISON, PE

SIGNED: *Paul J. Harrison*
 REGISTERED PROFESSIONAL NO.: 24224
 ADDRESS: 718 LOWMEDES HILL ROAD, GREENVILLE, SC 29607
 TELEPHONE NUMBER: 864-326-5624
 DATE: 03/29/2021

GENERAL NOTES

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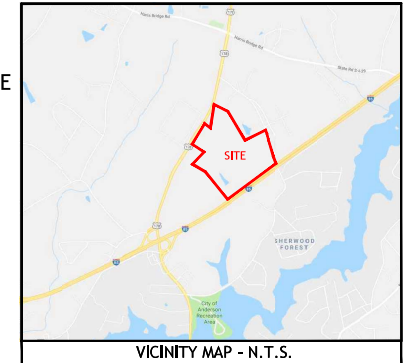
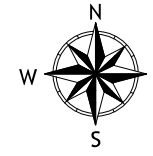
DATE: 03/29/2021
 NAME: BRIAN WASSER (AUTHORIZED REPRESENTATIVE)
 SIGNED: *Brian Wasser*

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MANAGER OR SUBDIVISION ADMINISTRATOR:

DATE:



VICINITY MAP - N.T.S.

SITE LEGEND

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- COMMON AREA / OPEN SPACE
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED R/W
- PROPOSED E.O.P.
- PROPOSED C/L ROAD
- SIGHT DISTANCE LINES
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER

OWNER

COMPANY: DR. HORTON
 ADDRESS: 100 VERNAL BLVD., SUITE 401
 GREENVILLE, SC 29607
 PHONE: 864-351-4643
 CONTACT: BRIAN WASSER
 EMAIL: BWASSER@DRHORTON.COM

CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC
 ADDRESS: 718 LOWMEDES HILL ROAD
 GREENVILLE, SC 29607
 PHONE: 864-326-5624
 CONTACT: PAUL J. HARRISON, P.E.
 EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR

COMPANY: FANT, REICHERT, & FOGLEMAN, INC.
 ADDRESS: 25 WOODS LAKE ROAD, SUITE 705
 GREENVILLE, SC 29607
 PHONE: 864-271-8113
 CONTACT: NEAL FOGLEMAN
 EMAIL: NF@FRTFIRM.NET



Know what's below.
 Call before you dig.

GRAPHIC SCALE



Project Number: 2020-040
 File Name: 2020-040 Liberty Highway
 Title: Y-Road
 Drawing Date: AS NOTED
 Date of Project: 02/2021
 Engineer of Record:
 Paul J. Harrison, P.E.
 State License No. 24224
 www.bluewatercivil.com
 bluewatercivil.com
 718 Lowmedes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

Certificate of Authorization:
 SC 00011 - 04/01/2018
 SC 00018 - 04/01/2018
 SC 00018 - 04/01/2018

SPRING RIDGE
 Single-Family Subdivision
 Liberty Highway & 185 Southbound
 Anderson, SC 29621



PLATE EXCELLENCE	DATE	REVISION COMMENT
A	03/29/2021	Revised Preliminary Plot
B	03/29/2021	Revised Preliminary Plot
C	3/29/2021	Revised Preliminary Plot

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BY NAME: PAUL J. HARRISON, PE
 SIGNED: *Paul J. Harrison*
 REGISTERED PROFESSIONAL NO.: 24224
 ADDRESS: 718 LOWMEDES HILL ROAD, GREENVILLE, SC 29607
 TELEPHONE NUMBER: 864-326-5624
 DATE: 03/29/2021

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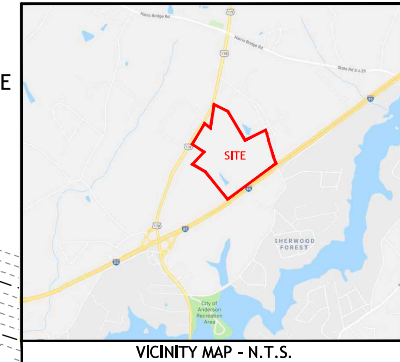
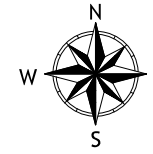
DATE: 03/29/2021
 NAME: BRIAN WASSER (AUTHORIZED REPRESENTATIVE)
 SIGNED: *Brian J. Wasser*

CERTIFICATE OF PROJECT APPROVAL:

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DATE:



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- COMMON AREA / OPEN SPACE
- PROPERTY LINE/R.O.W.
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- PROPOSED R/W
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COMPANY: DR. HORTON
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 GREENVILLE, SC 29607
 PHONE: 864-351-8843
 CONTACT: BRIAN WASSER
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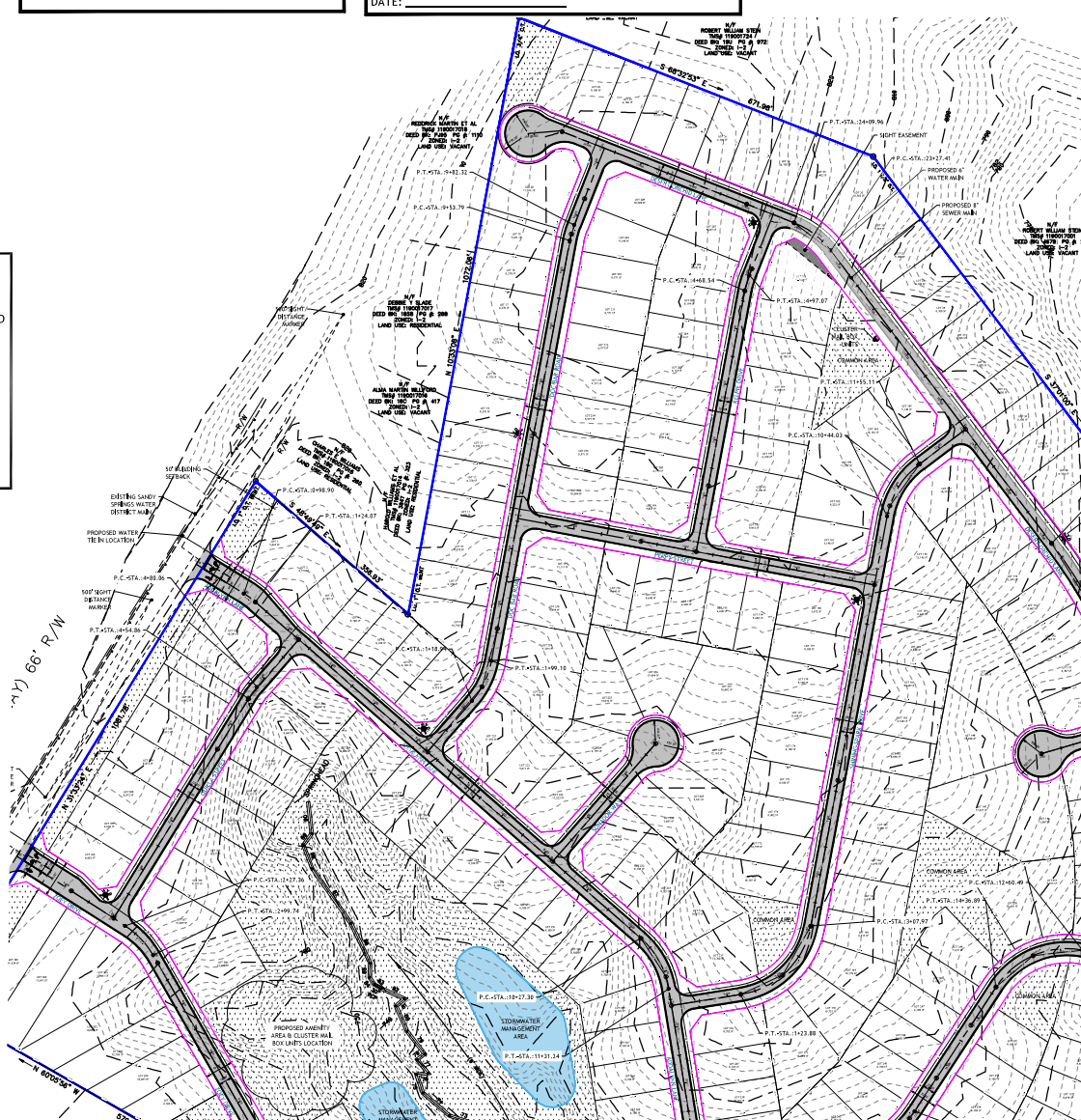
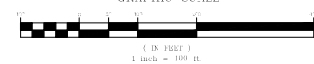
SURVEYOR

COMPANY: FAINT, REICHERT, & FOGLEMAN, INC.
 ADDRESS: 25 WOODS LAKE ROAD, SUITE 705
 GREENVILLE, SC 29607
 PHONE: 864-271-8813
 CONTACT: NEAL FOGLEMAN
 EMAIL: NF@FRLP.NET



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GRAPHIC SCALE



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Project Number: 2021-04-01
 File Name: 2021-04-01 Liberty Highway
 Date: 03/29/2021
 Drawing Date: 03/29/2021
 Date of Plot: 03/29/2021

Paul J. Harrison, P.E.
 718 Lowmedes Hill Road
 Greenville, SC 29607
 www.bluewatercivil.com

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 civil design, llc
 bluewater civil design, llc
 718 Lowmedes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

Certificate of Authorization:
 SC 00011 - GA 00000000
 SC 00011 - AL 000000

SPRING RIDGE
 Single-Family Subdivision
 Liberty Highway & 185 Southbound
 Anderson, SC 29621



NO.	DATE	BY	REVISION
1	03/29/2021	Paul J. Harrison	Initial Submittal

Preliminary Plat

PP-1A

SITE DATA

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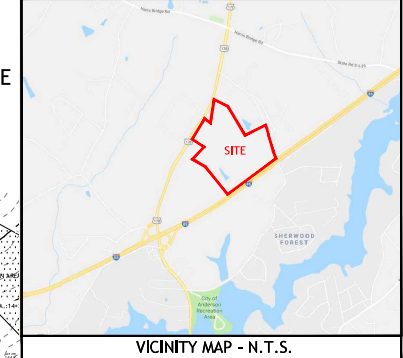
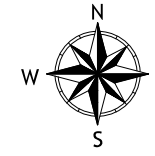
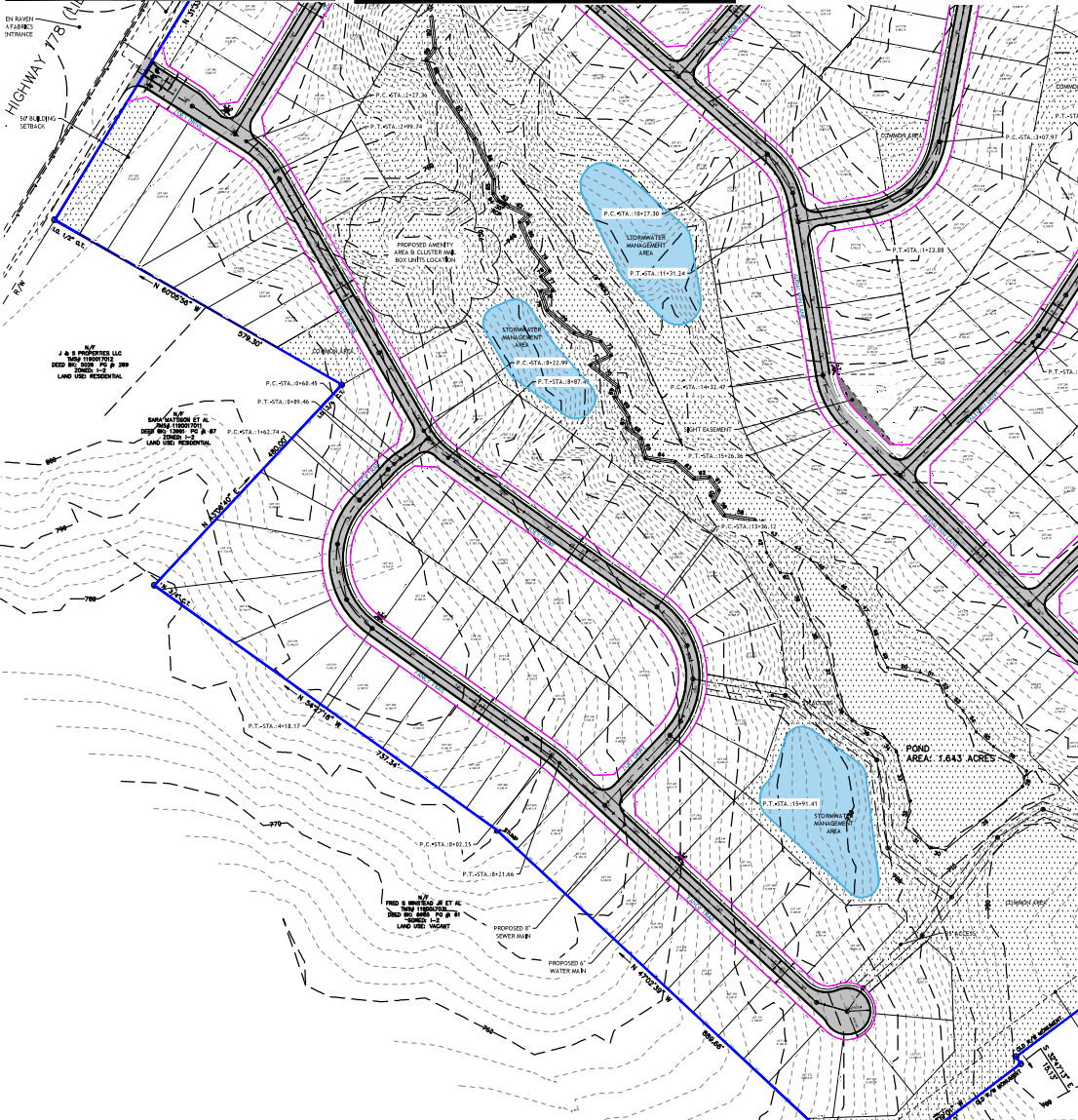
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- PROPOSED SANITARY SEWER

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GREENVILLE, SC 29607
PHONE: 864-351-8643
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EMAIL: BWASSER@DRHORTON.COM

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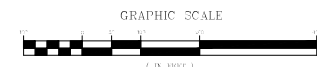
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Project Number: 2020-040
File Name: 2021-03-29 Liberty Highway
Drawn By: Paul J. Harrison
Drawing Date: 03/29/2021
Date of Project: 03/29/2021

Paul J. Harrison, P.E.
South Carolina License No. 24224

bluewater civil design, llc
bluewatercivil.com • Greenville, SC 29607

718 Lowmedes Hill Road • Greenville, SC 29607

www.bluewatercivil.com • info@bluewatercivil.com

Project Number: 2020-040

File Name: 2021-03-29 Liberty Highway

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Drawing Date: 03/29/2021

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DATE: 03/29/2021

GENERAL NOTES

- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
- PUBLIC WATER IS AVAILABLE ALONG LIBERTY HWY & MANSE JOLLY ROAD PROVIDED BY SANDY SPRINGS WATER.
- SANITARY SEWER IS AVAILABLE VIA A PUMP STATION LOCATED ON SITE THAT WILL BE OWNED AND MAINTAINED BY ANDERSON COUNTY.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
- 9' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- ANDERSON COUNTY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORMWATER MANAGEMENT/QUALITY PONDS OR DEVICES.
- ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 50' MIN. PUBLIC R.O.W.
- ALL WORK WITHIN THE EXISTING R.O.W. SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMIT.
- ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURED FROM E.O.P. TO E.O.P. UNLESS OTHERWISE SPECIFIED.
- ACCORDING TO FEMA PANEL 45007C0230F EFF. 12/21/2017, THIS SITE IS ZONE X, NOT WITHIN A FLOODPLAIN.
- HYDRANT LOCATIONS ARE SUGGESTIONS ONLY. FINAL DESIGN WILL BE DONE BY SANDY SPRINGS WATER.

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: 03/29/2021

NAME: BRIAN WASSER (AUTHORIZED REPRESENTATIVE)

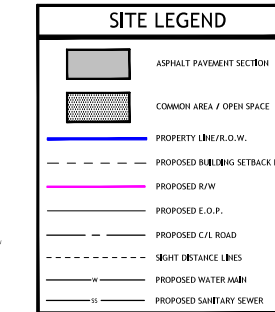
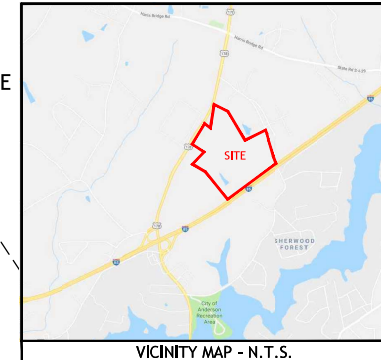
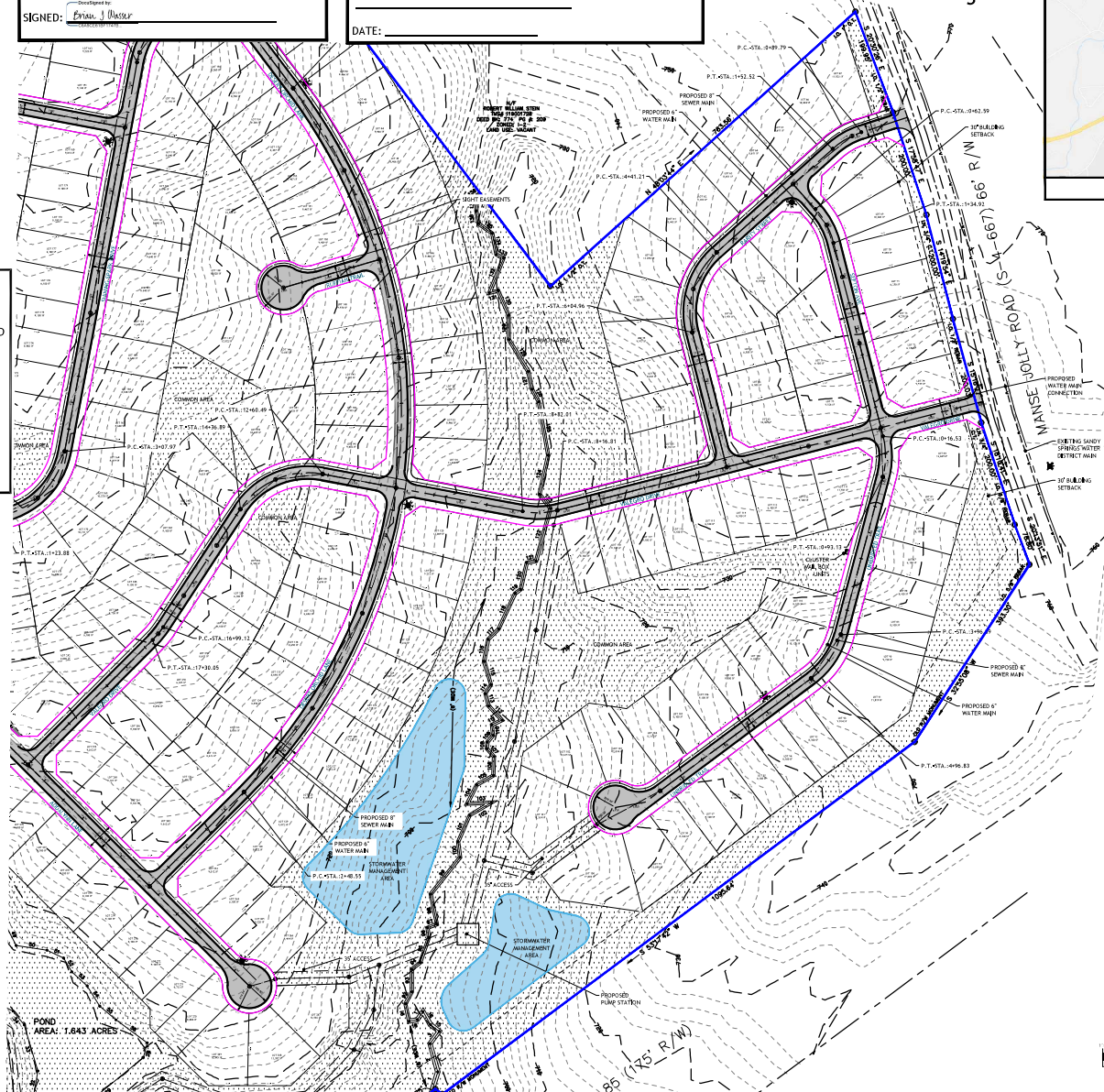
SIGNED: *Brian J. Wasser*

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:



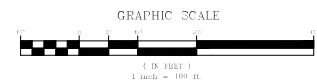
OWNER	
COMPANY:	DR. HORTON
ADDRESS:	100 VANDERBILT BLVD., SUITE 401 GREENVILLE, SC 29607
PHONE:	864-351-8643
CONTACT:	BRIAN WASSER
EMAIL:	BWASSER@DRHORTON.COM

CIVIL ENGINEER	
COMPANY:	BLUEWATER CIVIL DESIGN, LLC
ADDRESS:	718 LOWMEDES HILL ROAD GREENVILLE, SC 29607
PHONE:	864-326-5624
CONTACT:	PAUL HARRISON, P.E.
EMAIL:	PAUL@BLUEWATERCIVIL.COM

SURVEYOR	
COMPANY:	FANT, REICHERT, & FOGLEMAN, INC.
ADDRESS:	25 WOODS LAKE ROAD, SUITE 705 GREENVILLE, SC 29607
PHONE:	864-271-8513
CONTACT:	NEAL FOGLEMAN
EMAIL:	NEAL@FRLP.NET



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Project Number: 2020-04-01
File Name: 2021-03-29 Liberty Highway
Drawn By: Paul J. Harrison
Drawing Date: 03/29/2021
Date of Project: 03/29/2021

Paul J. Harrison, P.E.
South Carolina Professional Engineer
License Number: 10001

bluewater
civil design, llc
bluewater civil design, llc
718 Lowmedes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

Certificate of Authorization:
SC 00017 - Civil Engineering
SC 00018 - AL 04/00/02

SPRING RIDGE
Single-Family Subdivision
Liberty Highway & I-85 Southbound
Anderson, SC 29621



NO.	DATE	REVISION
1	03/29/2021	Initial Submittal
2	03/29/2021	Revised Submittal
3	03/29/2021	Revised Submittal
4	03/29/2021	Revised Submittal
5	03/29/2021	Revised Submittal
6	03/29/2021	Revised Submittal
7	03/29/2021	Revised Submittal
8	03/29/2021	Revised Submittal
9	03/29/2021	Revised Submittal
10	03/29/2021	Revised Submittal
11	03/29/2021	Revised Submittal
12	03/29/2021	Revised Submittal
13	03/29/2021	Revised Submittal
14	03/29/2021	Revised Submittal
15	03/29/2021	Revised Submittal
16	03/29/2021	Revised Submittal
17	03/29/2021	Revised Submittal
18	03/29/2021	Revised Submittal
19	03/29/2021	Revised Submittal
20	03/29/2021	Revised Submittal

Preliminary Plat

PP-1C



