

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. Mathews, District #2
Will Moore, District #4
Wesley Grant, At Large

Memorandum

To: Anderson County Planning Commission
From: Brittany McAbee
Date: November 2, 2021
Cc: County Council
Re: November 9, 2021 Regular Commission Meetings

The Anderson County Planning Commission is scheduled to hold its next meeting on **Tuesday, November 9, 2021 6:00PM** at the Historic Courthouse located at 101 S. Main St, Anderson.

The meeting agenda and packet are attached for your review.

Please email bdmcabee@andersoncountysc.org or call 864-260-4720, to inform staff whether or not you will be in attendance. This ensures a quorum prior to arrival. Thank you.

Anderson County Planning Commission

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Brad Burdette, District #3
Debbie Chapman, District #7
Bryan P. Boggs, At Large

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

November 9, 2021
Regularly Scheduled
Meeting 6:00 PM

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes- minutes are not currently available; stenographer will complete as soon as possible
 - A. October 12, 2021 forthcoming
5. Public Hearings
6. New Business
 - A. Preliminary Subdivision: Broadway Acres, located on E River St & Broadway Lake Rd **[Council District 2]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - B. Preliminary Subdivision: McAlister Estates, located on Guest Cir & McFalls Cir **[Council District 2]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - C. Preliminary Subdivision: The Hills at Broadway Lake, located on Shirley Dr **[Council District 2]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - D. Preliminary Subdivision: Boscoe Ridge, located on Blume Rd **[Council District 5]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
 - E. Preliminary Subdivision: Stone Creek Phase I & II, located on Hembree Rd & Welcome Rd **[Council District 7]**
 - i. Staff Report Recommendation
 - ii. Developer Presentation
 - iii. Public Comments
7. Old Business
8. Public Comments, non-agenda items – 3 minutes limit per speaker
9. Other Business
10. Adjournment

Anderson County Planning Commission

November 9, 2021

6:00 PM

Staff Report – Preliminary Subdivision

283 property owners within 2000' of the proposed development were notified via postcard

Preliminary Subdivision Name:	Broadway Acres
Intended Development:	Single Family
Applicant:	Liberty Communities, LLC
Surveyor/Engineer:	Thomas & Hutton
Location/Access:	Broadway Lake Rd. & Belton Hwy (State)
County Council District:	2
Surrounding Land Use:	Residential/Commercial
Zoning:	Un-zoned
Tax Map Number:	177-02-01-001
Number of Acres:	+/- 24.48
Number of Lots:	11
Water Supplier:	Broadway Lake
Sewer Supplier:	Septic
Variance:	No

Traffic Impact Analysis:

Broadway Lake Road (Collector) & Belton Hwy is classified as an Arterial with no maximum trips per day.

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)



Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 38 Land Use

Scheduled Public Hearing Date: 11-9-21

Application Received By: HY

Date: 9-30-21

DS Number: 21-19

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.

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: Broadway Acres

1. Name of Applicant: Liberty Communities, LLC
Address of Applicant: 2355 Hwy 101, Greenville, SC 29615
Telephone Number(s): 803-318-5473 Email: brady@libertycommunities.com

2. Property Owner(s): Kidco Land Co, LLC
Address: P.O. Box 17859
Telephone Number(s): _____ Email: _____

3. Engineer/Surveyor(s): Thomas + Hutton Email: shoemaker.k@tandh.com

Project Information

4. Project Location: Broadway lake Rd + Belton Hwy
Parcel Number/TMS: 1770201001 County Council District: 2 School District: _____
Total Acreage: 24.48 Number of Lots: 11 Intended Development: Single Family
Current Zoning: None Surrounding Land Uses: Single Family / Commercial

5. List Utility Company Providers:

Water Supplier: Broadway lake Sewer Supplier: Septic Septic: X
Electric Company: Duke Energy Gas Company: None Telecommunication Company: TBD

6. Have any changes been made since this plat was last before the Planning Commission? No If so, please describe.

7. Is there a request for a variance? No If so, please attach the description to this application. (Variance Fee \$200.00)

8. 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 for access approval through the state and county encroachment permit process when a development will generate 100 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 38 – 118(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

9. Has Anderson County School District # (appropriate district) been contacted for this development prior to Planning Commission review. YES ☒ NO ☒ **Yes- Contacted 10/25/2021**

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

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:

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

Subdivision Plat Application Check List

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

• Application Submittal Requirements and Process

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

- Two (2) 8 ½ x 11 sized copies of the Preliminary Plat · Two (2) 17x 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. 38-312. - 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.

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.

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.

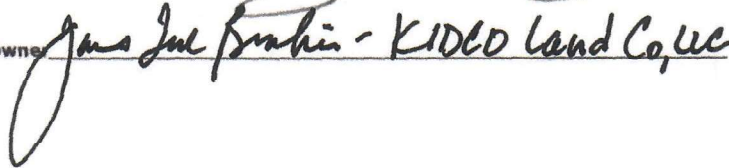
Signature of Applicant



Date

9/23/2021

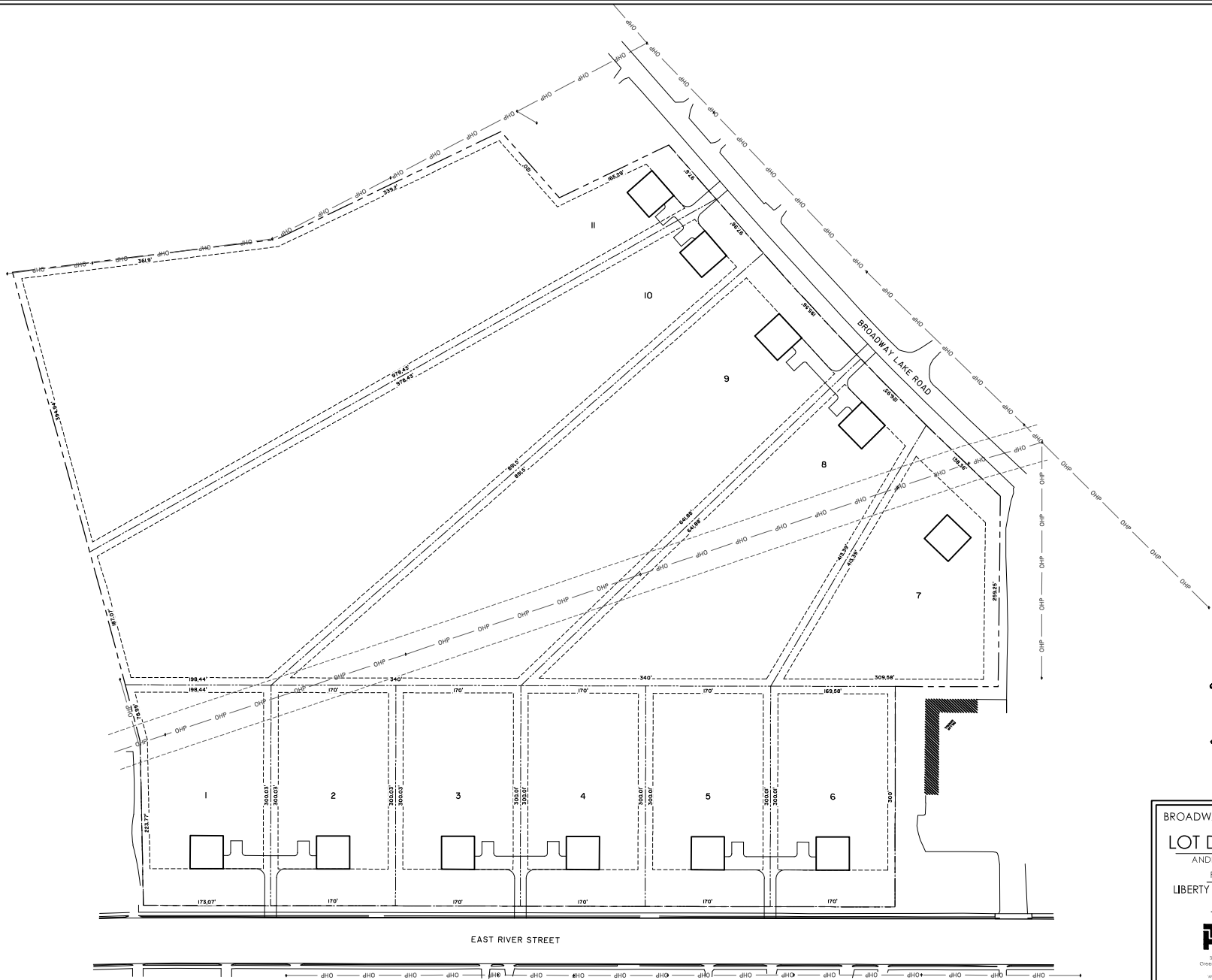
Signature of Owner



James Lee Smith - KIDCO Land Co, LLC

Date

9-27-2021



BROADWAY LAKE SUBDIVISION

LOT DIMENSIONS

ANDERSON COUNTY, SC

PREPARED FOR:
LIBERTY COMMUNITIES, LLC

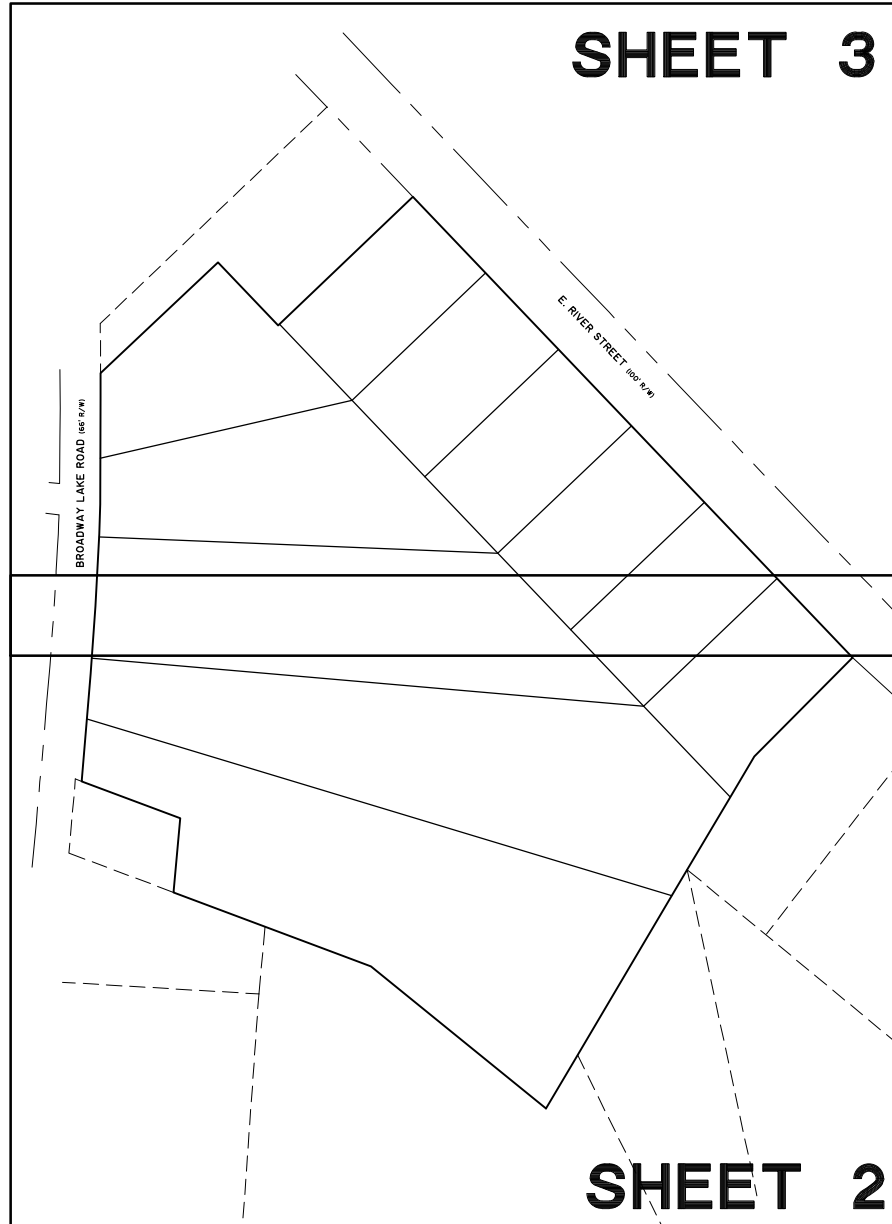
PREPARED BY:
THOMAS HUTTON

901 River Street • Suite 200
Greenville, SC 29607 • Tel: 412.222.2222
www.thomashutton.com

DATE: 07/16/20	SCALE: 1" = 50'
BY: JH	CHECKED: JH

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 69°27'24" W	40.66'
L2	N 0°49'54" E	42.95'
L3	N 0°08'43" E	39.77'
L4	N 0°24'48" W	29.95'
L5	S 30°24'23" W	49.00'

SHEET 3

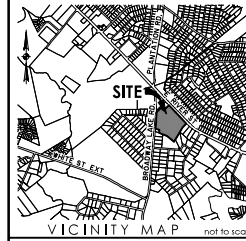


REFERENCES

1. TAX MAP NO. 177-02-01-001
2. DB 1870, PG 00
3. PLAT BY F B S SURVEYORS, ENGINEERS & PLANNERS, INC. DATED AUGUST 24, 2005
4. F.B. 978, PG 00

NOTES

1. TAX MAP NO. 177-02-01-001
2. ACCORDING TO F.B.M. MAP NO. 45007C, PANEL 040E, DATED SEPTEMBER 29, 2001, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
4. A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
5. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. DEED REFERENCE: D.B. 1870, PG 06
7. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE.



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I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

F. ELLIOTTE DUNN III
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 10292

LEGEND

- IRON PIPE FOUND
- IRON REBAR FOUND
- IRON REBAR SET
- + MEANDER POINT (NO MONUMENT)
- ⚡ POWER POLE
- ⌘ POWER TOWER
- ☎ TELEPHONE BOX
- ▲ WATER VALVE MARKER
- △ WATER VALVE
- FIRE HYDRANT
- ↑ SIGN
- OHP — OVERHEAD POWER

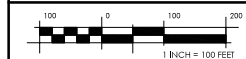
PRELIMINARY
SUBDIVISION PLAT OF
TM# 177-02-01-001
24.478 Ac.
TO CREATE
LOTS 1 THROUGH 11

ANDERSON COUNTY,
SOUTH CAROLINA
prepared for
LIBERTY COMMUNITIES, LLC

No.	Revision	By	Date



501 River Street • Suite 200
Greenville, SC 29601 • 864.412.2222
www.thomasandhutton.com

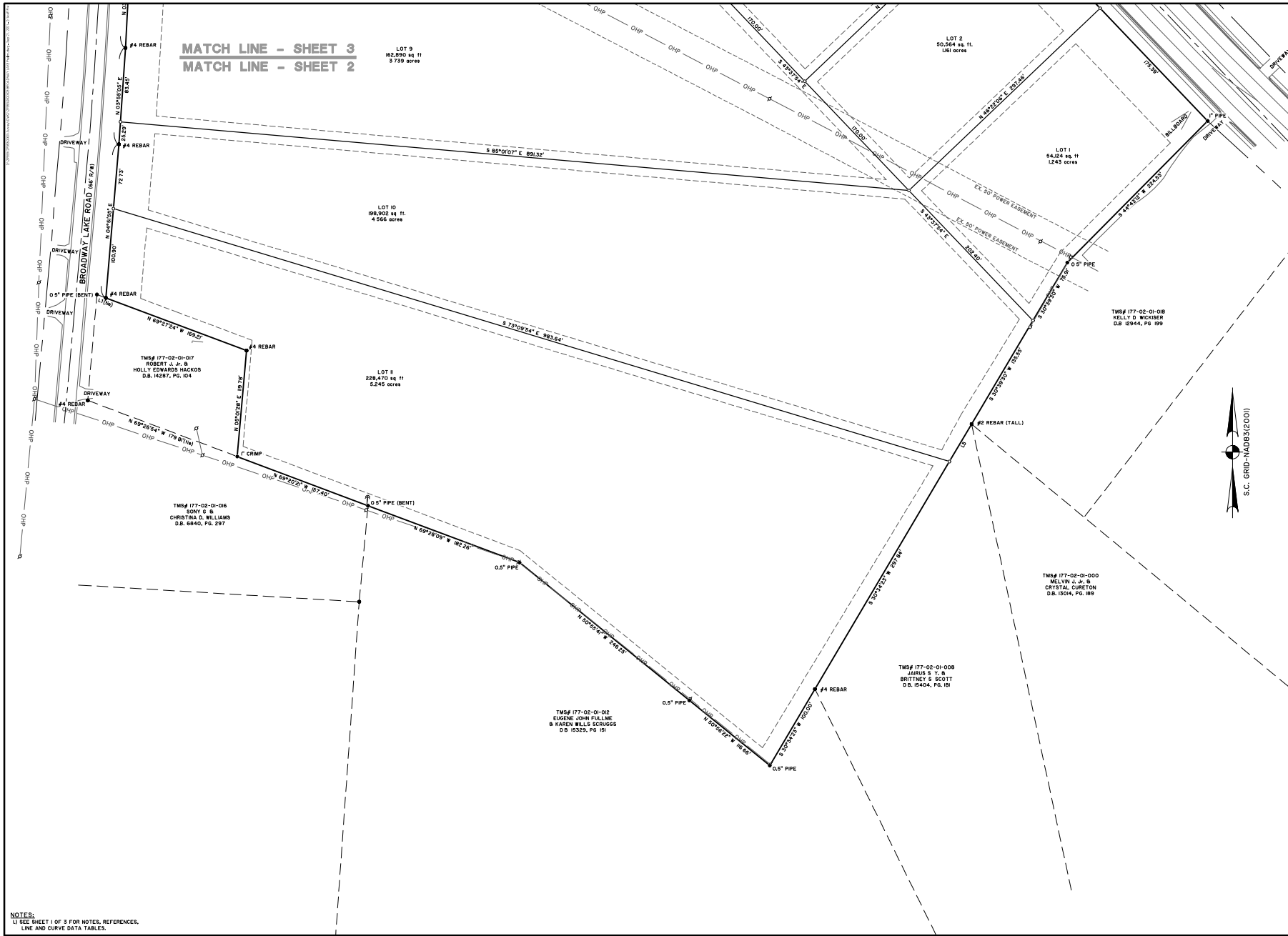


pl1	drawn	reviewed	field	crew
09/20/2021	sjc	leq		

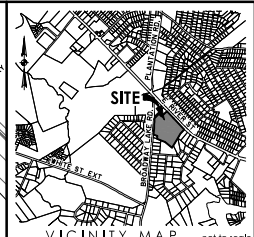
job 29353.0001

SHEET 1 OF 3

C:\Users\thhutton\OneDrive\Documents\177-02-01-001\177-02-01-001.dwg



NOTES:
1) SEE SHEET 1 OF 3 FOR NOTES, REFERENCES,
LINE AND CURVE DATA TABLES.



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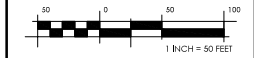
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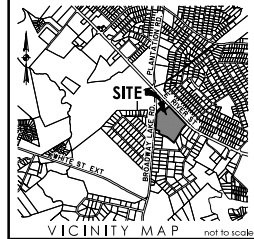
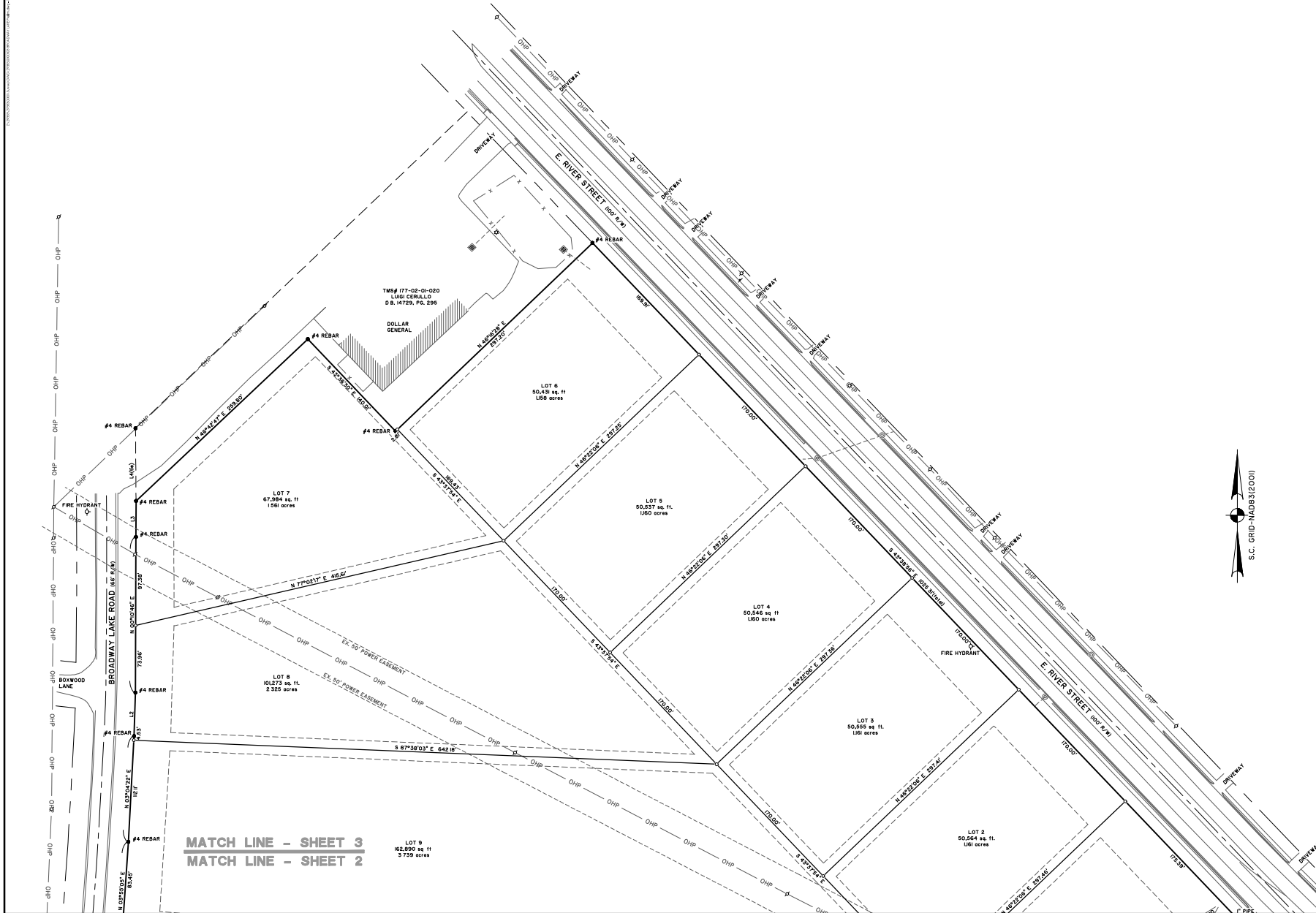
No.	Revision	By	Date

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501 River Street • Suite 200
Greenville, SC 29601 • 864.412.2222
www.thomasandhutton.com



pln1	drawn	reviewed	field	crew
09/20/2021	sjc	leq		

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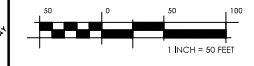
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pl1	drawn	reviewed	field	crew
09/20/2021	sjc	leq		

job: 29353.0001 SHEET 3 OF 3



ESTES DR C-10-0030

BROOK FOREST DR C-

E RIVER ST US-04-0076

0401 E

BROADWAY LAKE RD S-04-0247

PRINCESS AVE C-10-0036B

OXWOOD LN C-10-0036

CHADWICK RD C-15-0134

KING ARTHUR DR C-15-0137

Anderson County Planning Commission

November 9, 2021

6:00 PM

Staff Report – Preliminary Subdivision

337 property owners within 2000' of the proposed development were notified via postcard

Preliminary Subdivision Name: McAlister Estates

Intended Development: Single Family

Applicant: Liberty Communities

Surveyor/Engineer: CES Engineers

Location/Access: Guest Cir & McFalls Cir (County)

County Council District: 2

Surrounding Land Use: Residential

Zoning: Unzoned

Tax Map Number: 178-00-01-001 & -002

Number of Acres: +/- 55

Number of Lots: 22

Water Supplier: Broadway Lake

Sewer Supplier: Septic

Variance: No

Traffic Impact Analysis:

This new proposed subdivision is expected to generate 220 new trips per day. McFalls Cir & Guest Cir are both Major Urban Local with a maximum of 1600 average vehicle trips per day.

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)



Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 38 Land Use

Scheduled Public Hearing Date: 11-9-21

Application Received By: HX

Date: 9-30-21

DS Number: 21-20

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Proposed Subdivision Name: McAlister Estates

1. Name of Applicant: Liberty Communities, LLC
Address of Applicant: 2355 Hwy 101 Greer, SC 29651
Telephone Number(s): 803-318-5473 Email: brady@libertycommunities.com

2. Property Owner(s): Gary McAlister + Jane Strall
Address: 230 Breazeale Dr Williamston, SC 29697 1136 Springdale Pl Anderson, SC 29621
Telephone Number(s): _____ Email: _____

3. Engineer/Surveyor(s): CES Engineers Email: tcannarella@cesgroup.net

Project Information

4. Project Location: Guest Circle + McFalls
Parcel Number/TMS: 1780001002 + 1780001001 County Council District: 2 School District: Anderson 5
Total Acreage: 53.4 Number of Lots: 22 Intended Development: Single Family Residential
Current Zoning: None Surrounding Land Uses: Single Family residential

5. List Utility Company Providers:

Water Supplier: Broadwaylake Sewer Supplier: X Septic: Yes
Electric Company: Duke Gas Company: None Telecommunication Company: TBD

6. Have any changes been made since this plat was last before the Planning Commission? No If so, please describe.

7. Is there a request for a variance? No if so, please attach the description to this application. (Variance Fee \$200.00)

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(Fee for Preliminary Plat Review is \$350.00 plus \$10.00 per lot) (Fee for Revisions \$200.00)

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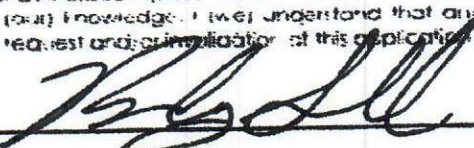
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- (3) Name of subdivision, name and address of the owner(s), name of engineer or surveyor and the names of the owners of abutting properties;
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SIGNATURE OF APPLICANT & Property Owner

I (we) certify as property owner 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.

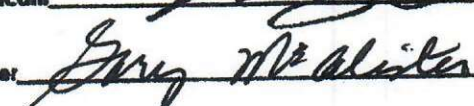
Signature of Applicant



Date

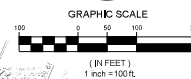
9/23/2021

Signature of Owner




Date

9/24/2021



ENGINEERS
PLANNERS
SURVEYORS
SCIENTISTS

CES Group Engineers, LLP
SC FIRM LICENSE #F-4448
1411 GERVAIS STREET, SUITE 402
COLUMBIA, SC 29201
T 803-818-2442
www.ces-group.net



CLARE
LIBERTY COMMUNITIES, LLC
175 COUNTRY CLUB DRIVE, SUITE 200A, STOCKBRIDGE, GA
30281, PH 770-527-9418

**MCALISTER ESTATES
SUBDIVISION**
ANDERSON, SC

DRAWN BY: SC	REVISED BY: —
CHECKED BY: TC	ISSUED BY: TC
DRAWING TITLE:	
<p style="text-align: center;">PRELIMINARY PLAT</p>	

DRAWING NUMBER:
1

1. THIS PRELIMINARY PLAT IS BASED OFF OF:
A. ANDERSON COUNTY GIS MAPPING
B. USGS TOPO
C. ANDERSON COUNTY FILE MAPS
2. THIS PLAT IS PRELIMINARY AND IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT FOR CONSTRUCTION
3. THIS PLANS IS NOT MEANT TO BE A DETAILED PLAN FOR PROPOSED AND/OR DRAINAGE, EROSION AND SEDIMENT CONTROL, LANDSCAPE ARCHITECTURE, OR UTILITY DESIGN
4. THE SUBJECT PROPERTY LIES WITHIN A FLOOD ZONE X (UNHAZARDED AS DEPICTED ON FIRM MAPS FOR ANDERSON COUNTY, SOUTH CAROLINA, # 4500074003E, DATED 9/29/11).
5. PROPOSED SINGLE FAMILY DWELLINGS ARE PROPOSED TO BE SERVICED BY PUBLIC WATER AND INDIVIDUAL SEPTIC SYSTEMS.
6. STREAM DELINEATION SHOWN ON THIS PLAT IS APPROXIMATE.

TOTAL SITE AREA: 53.4 ACRES (GIS)
TMS: 1780001001 AND 1780001002
EXISTING USE: VACANT/WOODED
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
ABUTTING PROPERTY USES: RESIDENTIAL
MIN. LOT FRONTAGE: 100 FT
MIN. FRONT SETBACK: MINOR STREET - 30 FT
MIN. SIDE SETBACK = 15 FT
MIN. REAR SETBACK = 15 FT
MAX. HEIGHT = 35 FT

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: _____



Anderson County Planning
Commission
November 9, 2021
6:00 PM

Staff Report – Preliminary Subdivision

170 postcards mailings were sent out to property owners within 2000 feet of the proposed development.

Preliminary Subdivision Name:	The Hills at Broadway Lake
Intended Development:	Single Family
Applicant:	Jason Allen, Terra Valhalla, LLC
Surveyor/Engineer:	Ridgewater
Location/Access:	Shirley Dr. (County)
County Council District:	2
Surrounding Land Use:	Residential
Zoning:	Un-zoned
Tax Map Number:	178-00-06-009
Number of Acres:	+/- 49.85
Number of Lots:	51
Water Supplier:	Broadway
Sewer Supplier:	Septic
Variance:	No

Traffic Impact Analysis: This new proposed subdivision is expected to generate 510 new trips per day. Shirley Dr. is classified as a Major Local Road with a maximum of 1,600 average trips per day.

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)



Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 38 Land Use

Scheduled Public Hearing Date: 11-9-21

Application Received By: ME

Date: 10-4-21

DS Number: 21-22

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.

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: The Hills at Broadway Lake

1. Name of Applicant: Jason Allen, Terra Valhalla, LLC

Address of Applicant: 4400 N Scottsdale Road, Suite 9-523, Scottsdale, AZ 85251

Telephone Number(s): 602-410-0106

Email: Ja@terravalhalla.com

2. Property Owner(s): Same As Applicant

Address: _____

Telephone Number(s): _____

Email: _____

3. Engineer/Surveyor(s): J. Wesley White, PE

Email: wesley@ridgewatereng.com

Project Information

4. Project Location: Shirley Dr. approximately 1,300 LF north of Broadway Lake Rd.

Parcel Number/IMS: 1780006009

County Council District: 2

School District: 2

Total Acreage: 49.85

Number of Lots: 51

Intended Development: Single-Family Residential

Current Zoning: Unzoned

Surrounding Land Uses: Roads/Vacant Land/Single-family residential

5. List Utility Company Providers:

Water Supplier: Broadway Water District

Sewer Supplier: N/A

Septic: Yes

Electric Company: Duke Energy

Gas Company: PNG

Telecommunication Company: AT&T

6. Have any changes been made since this plat was last before the Planning Commission? N/A

If so, please describe.

7. Is there a request for a variance? N/A If so, please attach the description to this application. (Variance Fee \$200.00)

8. 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 for access approval through the state and county encroachment permit process when a development will generate 100 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 38 – 118(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

9. Has Anderson County School District # (appropriate district) been contacted for this development prior to Planning Commission review. YES ☒ NO ☐

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

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:

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

Subdivision Plat Application Check List

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

• 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) 17x 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. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

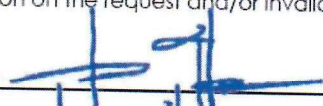
- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- (3) Name of subdivision, name and address of the 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.

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.

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.

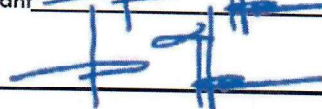
Signature of Applicant



Date

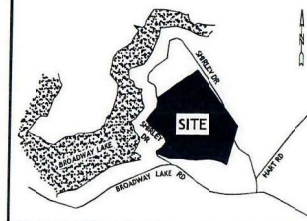
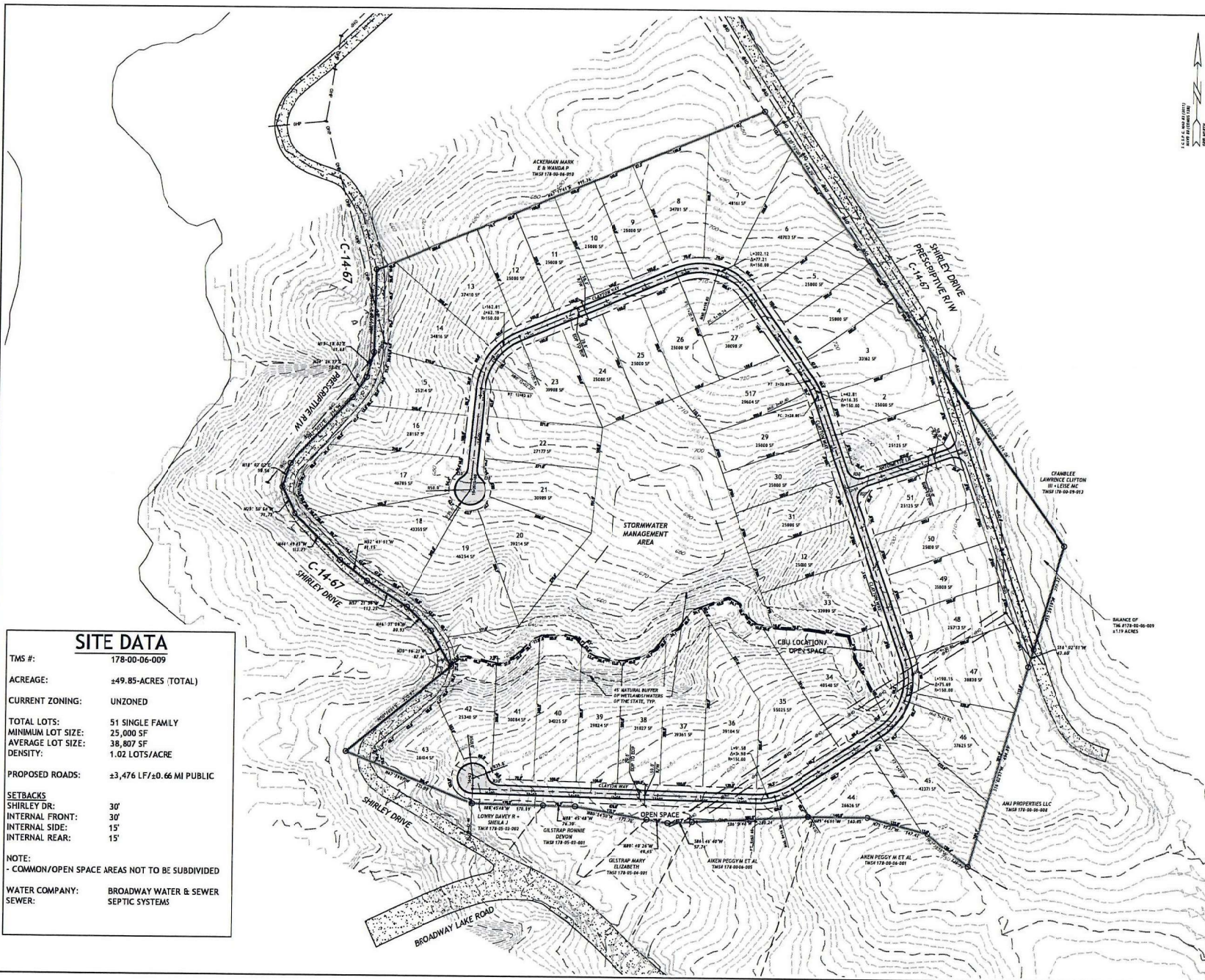
9/30/21

Signature of Owner



Date

9/30/21



LOCATION MAP

PRELIMINARY PLAT

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: 10/1/21
(Owner) (Agent) (Name): Jason Allen, Terra Vallia, LLC
Signed:

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Hu-South Surveying Inc., LLC, and dated 3/6/06; And further that the proposed subdivision meets all requirements of the Anderson County Development Standards Ordinance, as applicable to the property.

By Name: J. Wesley White, PE
Signed:
Registered Professional No.: 25827
Address: 211 Society St., Anderson, SC 29621
Telephone No.: 864-245-0980
Date: 10/1/21

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 provision of said development regulations.

Manager or Subdivision Administrator: _____
Date: _____

THE HILLS AT BROADWAY LAKE

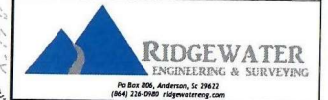
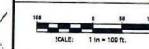
TMS #178-00-06-009

Terra Vallia LLC 4400 N. Scottsdale Road, Suite 9-523 Scottsdale, AZ 85251 602.416.0106	Ridgewater Engineering & Surveying, LLC P.O. Box 806 Anderson, SC 29622 864.226.0980
--	---

OWNER: _____ ENGINEER OR SURVEYOR: _____

NO. OF ACRES: ±49.85 MILES OF NEW ROADS: ±0.66 (3,476 LF)
NO. OF LOTS: 51 ZONING: UNZONED

Date: 10-1-21
Drawn By: JHW
Checked: JHW
Job Number: 21288
Revisions: 0



This drawing and the design shown thereon are the property of Ridgewater Engineering & Surveying, LLC. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

SITE DATA

TMS #: 178-00-06-009

ACREAGE: ±49.85-ACRES (TOTAL)

CURRENT ZONING: UNZONED

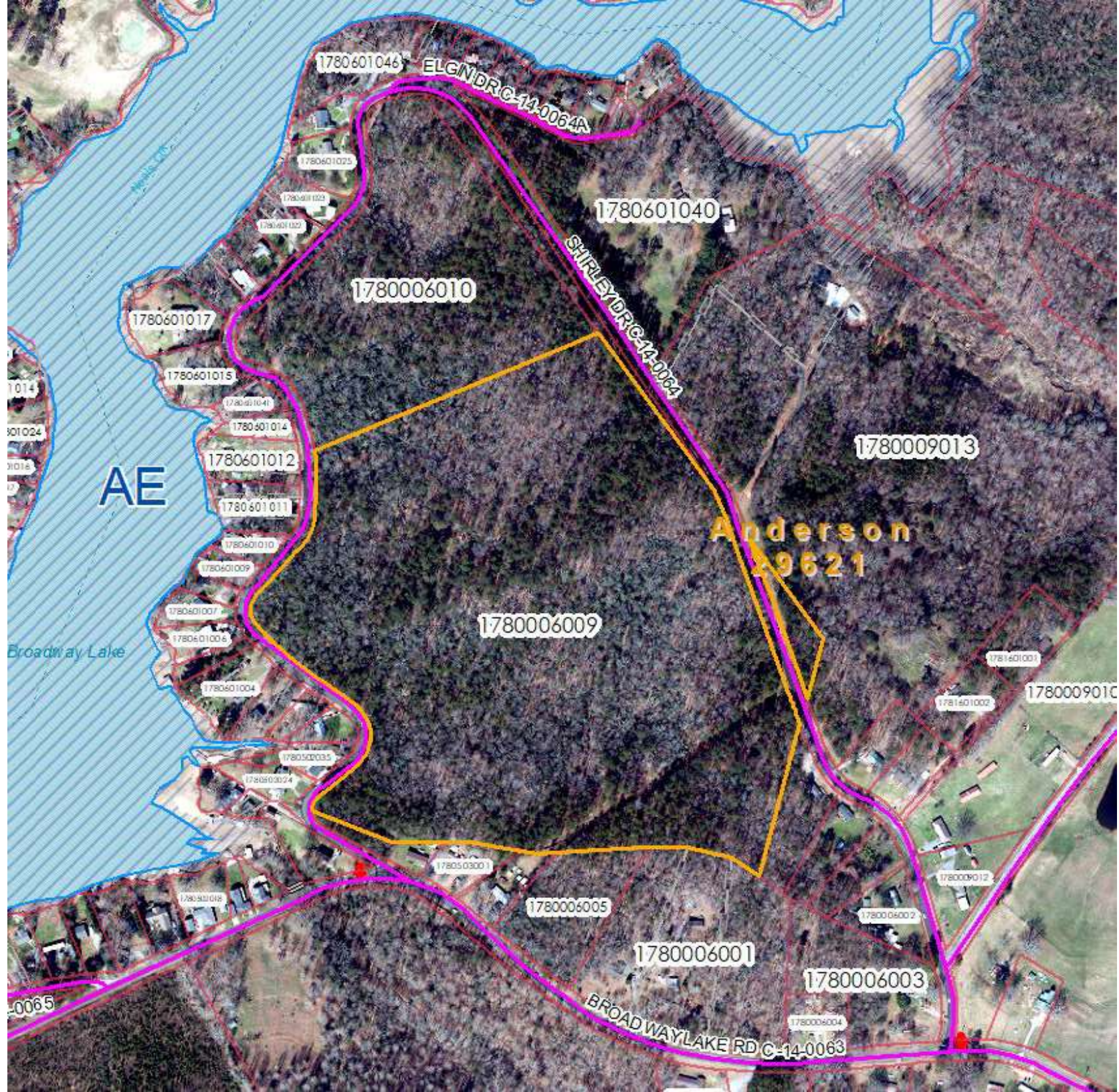
TOTAL LOTS: 51 SINGLE FAMILY
MINIMUM LOT SIZE: 25,000 SF
AVERAGE LOT SIZE: 38,807 SF
DENSITY: 1.02 LOTS/ACRE

PROPOSED ROADS: ±3,476 LF/±0.66 MI PUBLIC

SETBACKS
SHIRLEY DR: 30'
INTERNAL FRONT: 30'
INTERNAL SIDE: 15'
INTERNAL REAR: 15'

NOTE:
- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED

WATER COMPANY: BROADWAY WATER & SEWER
SEWER: SEPTIC SYSTEMS



Anderson County Planning Commission

November 9, 2021

6:00 PM

Staff Report – Preliminary Subdivision

437 property owners within 2000' of the proposed development were notified via postcard

Preliminary Subdivision Name:	Boscoe Ridge
Intended Development:	Single Family
Applicant:	Zuendt Capital Corporation
Surveyor/Engineer:	Zuendt Engineering
Location/Access:	Blume Rd (County)
County Council District:	5
Surrounding Land Use:	Residential
Zoning:	Unzoned
Tax Map Number:	96-00-03-004
Number of Acres:	+/- 12.69
Number of Lots:	34
Water Supplier:	West Anderson Water
Sewer Supplier:	Anderson County Wastewater
Variance:	No

Traffic Impact Analysis:

Blume Rd is classified as a minor urban collector with no maximum trips per day.

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)



Subdivision Plat Application

Anderson County Code of Ordinance

Chapter 38 Land Use

Scheduled Public Hearing Date: _____

Application Received By: _____

Date: _____

DS Number: _____

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

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Proposed Subdivision Name: BOSCO RIDGE

1. Name of Applicant: ZUENDT CAPITAL CORPORATION

Address of Applicant: 301 N. MAIN ST. SUITE 301 GREENVILLE, SC 29650

Telephone Number(s): 864-990-2995 Email: azuendt@zuendtengineering.com

2. Property Owner(s): McCLAIN TRUST

Address: 402 WELLINGTON RD., EASLEY, SC 29642

Telephone Number(s): _____ Email: _____

3. Engineer/Surveyor(s): Zuendt Engineering Email: 864-990-2995

Project Information

4. Project Location: BLUME RD. ANDERSON, SC

Parcel Number/TMS: 960003004 County Council District: 05 School District: 05

Total Acreage: 12.69 Number of Lots: 34 Intended Development: Subdivision

Current Zoning: unzoned Surrounding Land Uses: Residential Subdivision

5. List Utility Company Providers:

Water Supplier: West Anderson Water Sewer Supplier: AND. CNTY Septic: N/A

Electric Company: DUKE Gas Company: FORT HILL Telecommunication Company: AT&T

6. Have any changes been made since this plat was last before the Planning Commission? NONE If so, please describe.

7. Is there a request for a variance? NONE if so, please attach the description to this application. (Variance Fee \$200.00)

8. 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 for access approval through the state and county encroachment permit process when a development will generate 100 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 38 – 118(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

9. Has Anderson County School District # (appropriate district) been contacted for this development prior to Planning Commission review. YES ☒ NO ☐

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

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:

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

Subdivision Plat Application Check List

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

• Application Submittal Requirements and Process

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

- Two (2) 8 ½ x 11 sized copies of the Preliminary Plat · Two (2) 17x 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. 38-312. - 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.
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- (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.

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.

SIGNATURE OF APPLICANT & Property Owner:

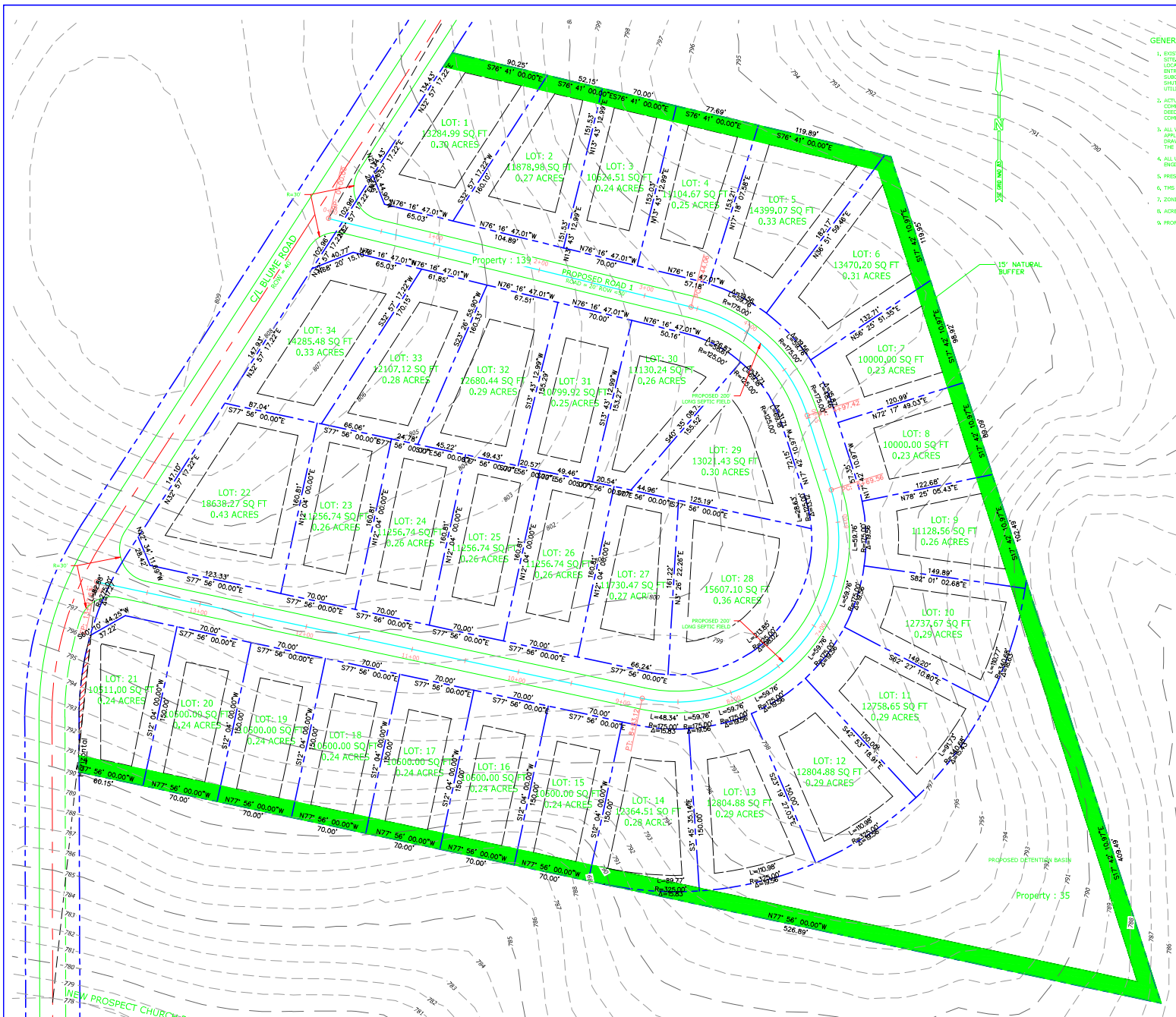
I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge. I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation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

Signature of Applicant

Date 10-1-2021

Signature of Owner

Date 10-1-2021



GENERAL NOTES:

- EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, EXIST ON AND ADJACENT TO THIS SITE. EACH CONTRACTOR AND SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR VERIFYING THE LOCATION OF EACH UTILITY, BOTH ON AND ADJACENT TO THE SITE, AND AT THE BUILDING ENTRY POINTS PRIOR TO PROCEEDING WITH HIS WORK. EACH CONTRACTOR AND SUBCONTRACTOR IS FURTHER RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY SHUTDOWNS OR INTERRUPTIONS WITH BUILDING TENANTS BEING SERVED BY SUCH UTILITIES.
- ACTUAL LOCATION OF UTILITIES ARE TO BE DETERMINED BY EACH OF THE RESPECTIVE UTILITY COMPANIES AT THE TIME OF THEIR APPROVAL. UTILITY EASEMENTS WILL BE ESTABLISHED AND OBEYED UPON FINAL APPROVAL OF PROPOSED UTILITY LOCATIONS BY RESPECTIVE UTILITY COMPANIES.
- ALL WORK MUST CONFORM TO THE LATEST EDITION OF THE FLORIDA BUILDING CODE, ALL APPLICABLE REGULATIONS, ALL APPLICABLE LOCAL, CODES AND ORDINANCES AND THE DRAWINGS AND SPECIFICATIONS, IN CASE OF CONFLICT, COMPLY WITH THE CODE IMPOSING THE MOST STRINGENT REQUIREMENTS.
- ALL UTILITY BACKFILL MATERIALS ARE SUBJECT TO REVIEW AND APPROVAL OF THE MUNICIPAL ENGINEER.
- PRESERVE AS MANY EXISTING TREES AS POSSIBLE DURING CONSTRUCTION.
- THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.
- ZONING - UNZONED
- ACREAGE - 13.99 AC
- PROPOSED: 34 LOTS (MINIMUM 10,000 SQ-FT)

FRONT: 30 FEET
REAR: 15 FEET
SIDE: 15 FEET

LINETYPE LEGEND

PROPERTY LINE
SETBACK LINE
CENTERLINE ROAD

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



ALEXANDER F. ZUENDT
STATE OF NORTH CAROLINA
LICENSE NO. 35970
PROJECT # 240

ALL DRAWINGS MUST BE SIGNED BY A PROFESSIONAL ENGINEER AND THE ENGINEER'S SEAL MUST BE PLACED ON ALL DRAWINGS.
DO NOT SCALE DRAWINGS.
PROJECT TITLE
SITE CONSTRUCTION DOCUMENTS
GRANITE DEVELOPMENT
BLUME ROAD
ANDERSON COUNTY, SC

DRAWING TITLE
**PROPOSED
SITE
PLAN**

DESIGNED	DATE
CHECKED	DATE
APPROVED	DATE
DATE	DATE
REVISIONS	DESCRIPTION
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION

DRAWING #

C-2.01



Anderson County Planning
Commission
November 9, 2021
6:00 PM

Staff Report – Preliminary Subdivision

206 property owners within 2000' of the proposed development were notified via postcard

Preliminary Subdivision Name:	Stone Creek Phase I & II
Intended Development:	Single Family
Applicant:	Southeastern Residential Development, LLC
Surveyor/Engineer:	Davis & Floyd
Location/Access:	Hembree & Welcome Rd. (State)
County Council District:	7
Surrounding Land Use:	Residential/Commercial
Zoning:	Un-zoned
Tax Map Number:	169-00-11-008, 195-00-01-001 & part of 194-00-13-005
Number of Acres:	+/- 151.83
Number of Lots:	318
Water Supplier:	Big Creek
Sewer Supplier:	Anderson County
Variance:	No

Traffic Impact Analysis: Hembree & Welcome Road are classified as Collector Roads with no maximum trips per day.

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)



Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 38 Land Use

Scheduled Public Hearing Date: 11-9-21

Application Received By: H Y

Date: 10-01-21

DS Number: 21-21

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.

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Proposed Subdivision Name: Stone Creek Phases I & II

1. Name of Applicant: Southeastern Residential Development, LLC

Address of Applicant: 1201 Main St., Suite 1480, Columbia, SC 29201

Telephone Number(s): 803-708-3424 Email: brad.shell@peachproperties.net

2. Property Owner(s): Thrift Brothers Inc., Howard Store

Address: Po. Box 1293, Seneca, SC 29679 / Physical - 1655 Sandifer Blvd. - 29678

Telephone Number(s): 864-882-7720 Email: _____

3. Engineer/Surveyor(s): Davis & Floyd Email: jmccutchen@davisfloyd.com

Project Information

4. Project Location: Hembree Road - Welcome Road

Parcel Number/TMS: Portion of 1940013005, 1950001001, 1690011008 County Council District: 7 School District: 01

Total Acreage: 151.83 Number of Lots: 313 Intended Development: Single Family

Current Zoning: N/A Surrounding Land Uses: Subdivisions, Wooded lots, & I-85 Hwy.

5. List Utility Company Providers:

Water Supplier: Big Creek Water & Sewer Sewer Supplier: Anderson County Septic: _____

Electric Company: Duke Gas Company: _____ Telecommunication Company: _____

6. Have any changes been made since this plat was last before the Planning Commission? No If so, please describe.

7. Is there a request for a variance? No if so, please attach the description to this application. **(Variance Fee \$200.00)**

8. 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 for access approval through the state and county encroachment permit process when a development will generate 100 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 38 – 118(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

9. Has Anderson County School District # (appropriate district) been contacted for this development prior to Planning Commission review. YES ☒ NO ☐

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

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:

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

Subdivision Plat Application Check List

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

- **Application Submittal Requirements and Process**

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

- Two (2) 8 ½ x 11 sized copies of the Preliminary Plat · Two (2) 17x 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. 38-312. - Preliminary plat.

The preliminary plat shall contain the following information:

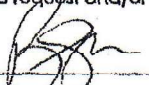
- (1) Location of subdivision on a map indicating surrounding areas at an appropriate scale sufficient to locate the subdivision.
- (2) Map of development at a scale of not less than one inch equals 200 feet and not more than one inch equals 50 feet.
- (3) Name of subdivision, name and address of the 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.

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.

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

9/29/21

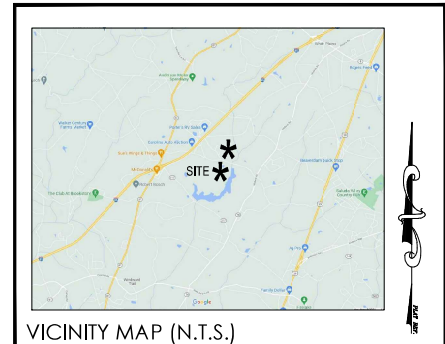
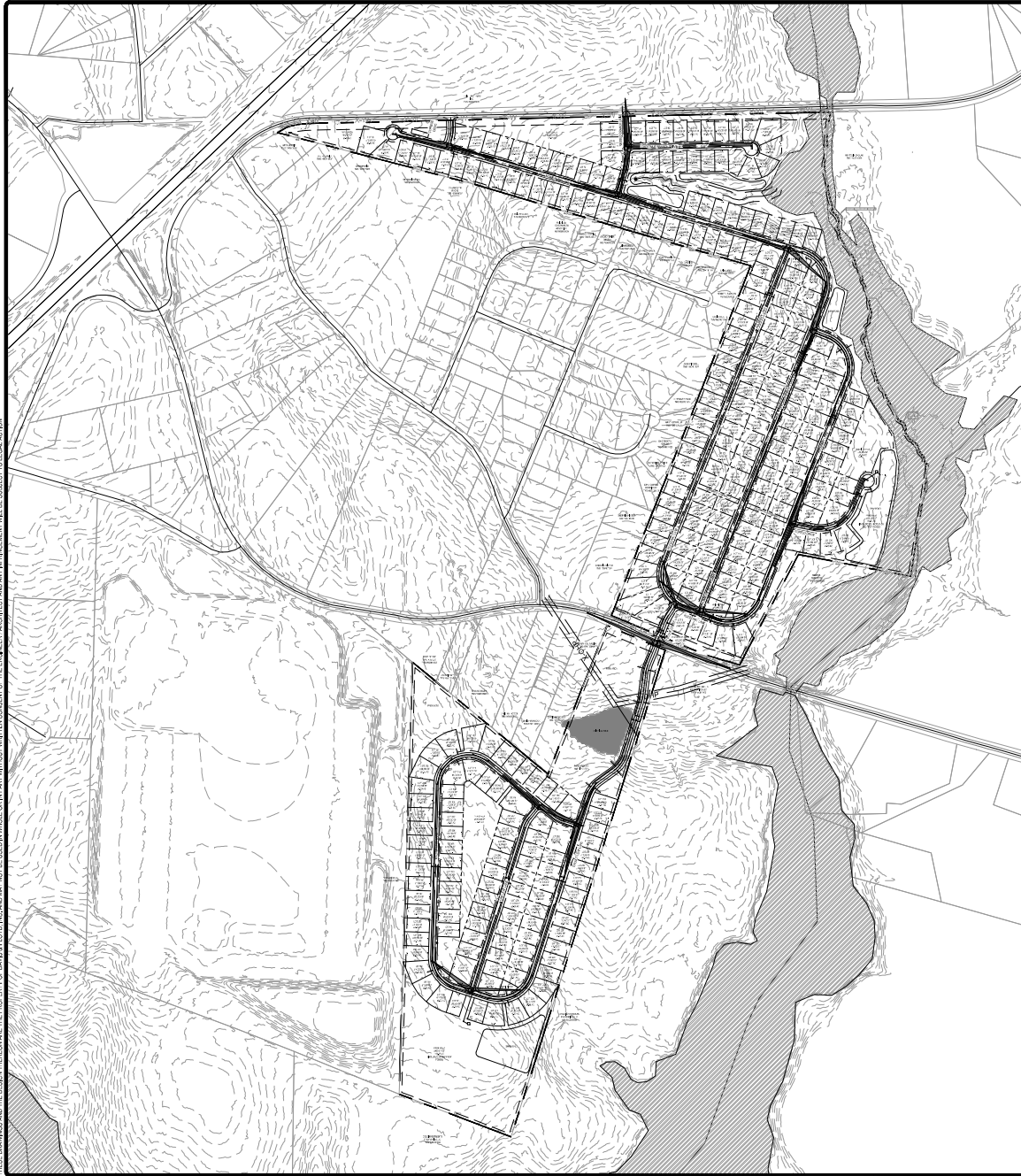
Signature of Owner



Date

10/1/21

K:\projects\194\1940011008\1940011008.dwg (1940011008.dwg) 10/27/2017 4:40:01 PM Andrew White
THESE DRAWINGS AND THE DESIGN HEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE DESIGNER. ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



VICINITY MAP (N.T.S.)

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this [preliminary plot] was prepared using a survey of the property prepared by John Freeman, R.L.S., and dated 10/27/2017. 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. Macomber, Jr., P.E.
Signed: [Signature]
Registered Professional No. 12543
Address: 164 Milestone Way, Suite 200
Greenville, SC 29615
Telephone Number: (864) 527-4800
Date: 10/27/2017

DESIGN PROFESSIONAL CERTIFICATION

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Signed: [Signature]
Registered Professional No. 12543
Address: 164 Milestone Way, Suite 200
Greenville, SC 29615
Telephone Number: (864) 527-4800
Date: 10/27/2017

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 plot] 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'S CERTIFICATION

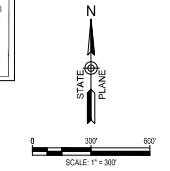
As the owner of this land as shown on this [preliminary plot] or its agent, I certify that this drawing was made from actual survey and accurately portray the existing land and its features and the proposed development and improvements thereon.

Date: 10/27/2017 [Signature]
(Owner/Agent) (Name) Paul Stoll
Signed: [Signature]

SITE ANALYSIS	
TAX MAP NUMBER	1690011008, 1950001001, AND PART OF 1940013005
PHYSICAL ADDRESS	ANDERSON
ZONING	NOT ZONED
HEMBREE ROAD SETBACK	40'
WELLCOME ROAD SETBACK	40'
FRONT SETBACK	30'
SIDE SETBACK	15'
REAR SETBACK	15'
LOWER SITE ACREAGE	±151.83 A.C.
OPEN SPACE	±52.43 A.C.
AVERAGE SIZE LOTS	80' X 125'
PROPOSED LOTS	313
DENSITY (UNITS PER A.C.)	2.06

SITE LEGEND	
CENTERLINE	—
CURB AND GUTTER	—
EASEMENT	—
SETBACK	—
PROPERTY LINE	—
LOT LINE	—
RIGHT OF WAY	—
EXISTING CONTOUR - MAJOR	100
EXISTING CONTOUR - MINOR	100
PROPOSED WATER	W
EX. SANITARY SEWER - GRAVITY	X-SS
SANITARY SEWER - GRAVITY	SS
FIRE HYDRANT	●
PROPOSED SANITARY SEWER MANHOLE	○

- GENERAL NOTES**
- NAME OF SUBDIVISION:
 - SITE BOUNDARY AND WETLANDS BASED ON ANDERSON COUNTY GIS.
 - WATER AND SEWER IS PROVIDED BY THE CITY OF GREenville.
 - OPEN SPACE A REQUIRES PROPOSED FORD, EXISTING FORD, POWER LINE EASEMENT AREAS.
 - A 10' WIDE GRADE EASEMENT SHALL BE PROVIDED THROUGHOUT 7.5' EACH SIDE OF THE LOT.
 - A 10' WIDE GRADE EASEMENT SHALL BE PROVIDED THROUGHOUT 7.5' EACH SIDE OF THE LOT.
 - EACH LOT TO HAVE TWO PARKING SPACES, EACH.
 - VERTICAL LOT ACCESS ONLY.
 - TO



PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NA83
VERTICAL DATUM: NA83

NOT FOR CONSTRUCTION

DAVIS & FLOYD
SINCE 1914
164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
(864) 527-4800

PEACH PROPERTIES, INC.
ANDERSON COUNTY, SC
PROJECT NO. 194

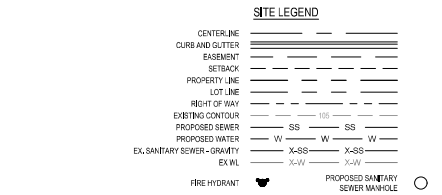
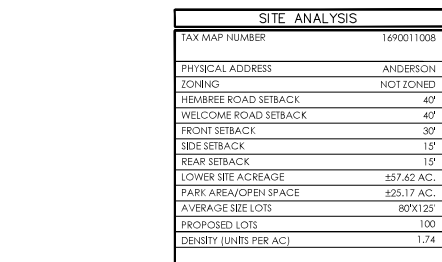
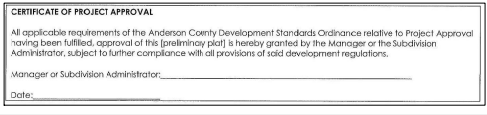
WELCOME ROAD SUBDIVISION

CONCEPTUAL SITE PLAN
OVERALL

NO.	DATE	DESCRIPTION	BY	CHKD	APPD
1	10/27/2017	CONCEPTUAL SITE PLAN	AW	AW	AW
2	10/27/2017	CONCEPTUAL SITE PLAN	AW	AW	AW
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4	10/27/2017	CONCEPTUAL SITE PLAN	AW	AW	AW
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100	10/27/2017	CONCEPTUAL SITE PLAN	AW	AW	AW

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GENERAL NOTES	
1.	NAME OF SUBDIVISION
2.	STATE BOUNDARY AND WETLANDS BASED; TOPOGRAPHY BASED ON ANDERSON COUNTY GIS
3.	WATER AND SEWER IF PROVIDED BY BIG CREEK WATER AND SEWER DISTRICT
4.	OPEN SPACE & GLUTTER PROPOSED; FLOODING POTENTIAL FOR FUTURE DEVELOPMENT AREAS
5.	A 25' SUSTAINMENT SEWER EASEMENT SHALL BE PROVIDED THROUGHOUT .75 EACH SIDE OF THE LINE
6.	TOPOGRAPHY GRADE EASEMENT SHALL BE PROVIDED THROUGHOUT .75 EACH SIDE OF THE LINE
7.	ALL ROADS TO HAVE CURB AND GUTTER
8.	EACH LOT TO HAVE TWO PARKING SPACES, EACH
9.	VERTICAL LOT ACCESS ONLY
10.	

[Signature] meets
Anderson County
Ordinance, at

Jr., PE

[Signature]
10642

ke 200

(864) 527-9800

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 thereto.

Date: 7/24/12

[Owner]/Agent [Name]: Paul Smith

Signed: [Signature]



PRELIMINARY PLAT PHASE 2			
SOUTHEASTERN RESIDENTIAL DEVELOPMENT, LLC			
ANDERSON COUNTY, GEORGIA			
STONE CREEK SUBDIVISION			
NOT FOR CONSTRUCTION			
DAVIS & FLOYD SINCE 1984 184 HENDERSON HWY., SUITE 200 GREENSBORO, NC 27409 (866) 535-5900			

