Development Standards
Subdivision Plat Application

Anderson County Code of Ordinance
Chapter 24 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 ***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: _____

1. Name of Applicant: _____

Address of Applicant: _____

Telephone Number(s): _____ Email: _____

2. Property Owner(s): _____

Address: _____

Telephone Number(s): _____ Email: _____

3. Engineer/Surveyor(s): _____ Email: _____

Project Information

4. Project Location: _____

Parcel Number/TMS: _____ County Council District: _____ School District: _____

Total Acreage: _____ Number of Lots: _____ Intended Development: _____

Current Zoning: _____ Surrounding Land Uses: _____

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

Water Supplier: _____ Sewer Supplier: _____ Septic: _____

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

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

If so, please describe.

_____

_____

7. Is there a request for a variance? _____ if so, please attach the description to this application. **(Variance Fee $375.00)**

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 75 or more trips during the peak hour of the traffic generator or the peak hour of the adjacent street., see section 24 – 115(f) Traffic Impact Studies in the Anderson County Code of Ordinances.

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

Sec.24-335. – 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 24-336. If the subdivision administrator determines that the information provided on the plat fulfills the requirements of section 24-336, 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.24-335 (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 subdivides, homeowners, and the public;
- 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:

1. Two (2) 8 ½ x 11 copies of the Preliminary Plat Two (2) 17x24 (or larger) copies of the Preliminary.
2. Completed Subdivision Application
3. Check made payable to Anderson County Development Standards for Preliminary Plat Review.

(Fee for Preliminary Plat Review is $500.00 plus $20.00 per lot) (Fee for Revisions $250.00)

Sec. 24-336. - 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.

(17) For conservation subdivisions: Density table showing the total land area (acres), number of lots total, number of lots per acre, open space (acres and percent of total).

(18) For Conservation subdivisions: Clear delineation of open space on plat.

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** _____

Signature of Owner _____ **Date** _____

Anderson County Development Standards | 401 E River Street Anderson, SC 29624 | Phone: 864-260 -4719 | Fax: 864-260-4795 | Email: dsapplications@andersoncountysc.org