



City of Orangeburg Land Development Application

Office Use only
Date Received _____ Fee Paid _____
The receipt and/or approval of this application does not grant the authority to violate or cancel the provisions of any state or local law regulating the use of the property referenced herein.

Application Type:

Plats of Existing Lot of record \_\_\_\_\_ Lot Exempt Subdivision \_\_\_\_\_ Minor Subdivision \_\_\_\_\_

Major Subdivision \_\_\_\_\_ Land Development Other than a Subdivision \_\_\_\_\_

Property Location: \_\_\_\_\_

TMS# \_\_\_\_\_ Zoning Classification \_\_\_\_\_ Number of Lots \_\_\_\_\_ Acreage \_\_\_\_\_

Property Owner/Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Fax Number(s): \_\_\_\_\_

Pursuant to § 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes \_\_\_\_\_ No \_\_\_\_\_

See attached fee schedule for application fees

By signing this application I certify that all information contained in this application is accurate to the best of my knowledge.

Applicant:

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

Address:

\_\_\_\_\_  
\_\_\_\_\_

Phone \_\_\_\_\_

## **Summary Checklist Requirements To Support Land Development Application**

TYPE OF APPLICATION	Information Required (Requirements are Cumulative)
LAND SUBDIVISION	
PRELIMINARY PLAN	<p>Six (6)) copies of plat, at scale not less than 1" = 200', sheet size 18" x 24", not to exceed 24" x 36", showing or specifying:</p> <ol style="list-style-type: none"> <li>1. All information required of General Property and Closing Surveys, in accord with the <u>Minimum Standards Manual for the Practice of Land Surveying in South Carolina</u>, promulgated under authority of the Code of Laws of South Carolina 1976, 40-21-110;</li> <li>2. Land acreage; number of lots, and minimum lot size;</li> <li>3. A topographic map drawn at two foot intervals, showing drainage, erosion and sediment control plans, proposed structures and easements, prepared by a qualified professional;</li> <li>4. Tax parcel number of property to be subdivided;</li> <li>5. Proposed layout and dimension of all streets, rights-of-way, pavement widths, lot lines, and easements, specifying purpose of easements;</li> <li>6. Minimum front and rear yard setback lines and zoning classification;</li> <li>7. Proposed buffer areas, screening, landscaping &amp; tree protection plan;</li> <li>8. Utilities on and adjacent to tract, and proposed connections;</li> <li>9. Land within flood plain;</li> <li>10. All existing physical features within or adjoining the tract, including lakes, streams, ditches etc.;</li> <li>11. Detailed street cross section and center line showing profiles for each street at minimum scale of 1' = 50';</li> <li>12. A tentative road plan where only part of an existing tract in which a developer has an interest is proposed for development;</li> <li>13. Location and identification of off-site streets, public facilities, major physical features, names of owners and subdivisions contiguous or in proximity to the subdivision;</li> <li>14. In case of a re-subdivision, the name and all portions of the previously recorded subdivision, together with the changes shall be indicated.</li> </ol>
FINAL PLAT	<ol style="list-style-type: none"> <li>15. Revised plat amendments as required by the Planning Commission;</li> <li>16. Exact locations, bearings and distances of tract boundary lines, pavement widths, right-or-way widths, road centerlines, easements, lot lines, monuments and markers;</li> <li>17. Type of water supply and sewerage connection;</li> <li>18. Street treatment - paved or unpaved;</li> <li>19. Certificates of survey accuracy, ownership and dedication, and final approval by the Planning Commission;</li> <li>20. Supporting documents, to include the following:               <ol style="list-style-type: none"> <li>a. Final detailed as built plans for all improvements,</li> <li>b. A copy of all restrictions (covenants) to run with land, DHEC approval of water and sewer systems;</li> <li>c. DPU and DHEC approval of water and sewer systems.</li> </ol> </li> </ol>
MINOR OR EXEMPT SUBDIVISION	<ol style="list-style-type: none"> <li>1. Information required by 1, 6, 7, and 9.</li> <li>2. Location of all proposed structures, including free standing signs;</li> <li>3. Required off-street parking;</li> <li>4. All information specified by Article 3, Conditional Uses, as applicable.</li> </ol>
MAJOR SUBDIVISION, LAND DEVELOPMENT OTHER THAN A SUBDIVISION	<ol style="list-style-type: none"> <li>1. Information required by 1, 3, 5, 6, 7, 8, 9, 10, and 13 above for preliminary plat approval; and all requirements for final plat approval;</li> <li>2. Location of all proposed structures, including free standing signs;</li> <li>3. Required off-street parking;</li> <li>4. All information specified by Article 3, Conditional Uses, as applicable.</li> </ol>

## Application Fees

All applications shall be accompanied by the following fees, as applicable:

- a. Application fee for plats of existing lots of record - \$50.00 minimum or \$10.00 per lot, whichever is greater
- b. Exempt Subdivisions - \$50.00 minimum or \$10.00 per lot, whichever is greater
- c. Minor Subdivisions - \$50.00 minimum or \$10.00 per lot, whichever is greater
- d. Major Subdivisions -
  1. Residential: \$50.00 minimum or \$10.00 per lot, whichever is greater
  2. Non-Residential: \$50 minimum, or \$25 per acre, whichever is greater.
- e. Land Development project other than subdivision - \$25 per acre