

MAJOR SUBDIVISION

Richland County
Planning & Development Services

MAJOR SUBDIVISION DEVELOPMENT Bonded Plat

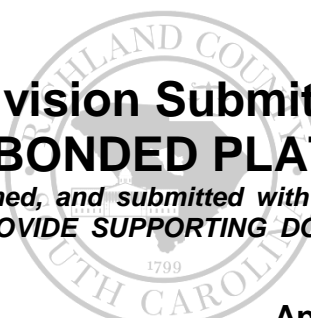
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www.richlandonline.com

Major Subdivision – Major subdivisions are all divisions of land in Richland County that do not meet the requirements for subdivision exemption (Section 26-22) and that do not qualify for administrative or minor subdivision review (Section 26-54(c)(1) and Section 26-54(c)(2)). Any subdivision that involves the dedication of land to the county for open space or other public purposes shall be considered a major subdivision.

Applications must be submitted to the Planning & Development Services Department. Major subdivision sketch plans will be reviewed by the Development Review Team (DRT). All submittals must be found complete prior to being scheduled for a DRT meeting. Deadline for the DRT submittals is the first working day of each month.

Major Subdivision Submittal Checklist

BONDED PLAT



This checklist must be completed, signed, and submitted with application. ALL ITEMS ON CHECKLIST MUST BE ADDRESSED. PLEASE PROVIDE SUPPORTING DOCUMENTS OR NOTATIONS JUSTIFYING ITEMS THAT ARE NOT APPLICABLE.

Project Name: _____ Applicant: _____

APPLICANT CHECKLIST	<input type="checkbox"/> Subdivision Review Application <input type="checkbox"/> Ten (10) 24" x 36" signed and sealed bonded plats <input type="checkbox"/> Two (2) 11" x 17" plats <input type="checkbox"/> Digital submission on CD to include AutoCAD file in DXF format of the plans, metadata text file and elevation text file <input type="checkbox"/> DHEC Permit to Construct for water and sewer OR DHEC approval for on-site septic tank and wells (if applicable)
DESIGNER CHECKLIST	<input type="checkbox"/> Title block with subdivision name and designer information <input type="checkbox"/> Required map elements to include scale, north arrow, location map, and tax map sheet (TMS) number <input type="checkbox"/> Property zoning and property boundary lines <input type="checkbox"/> Project road names, adjacent roads with road name and right-of-way width <input type="checkbox"/> Adjacent owners and parcel numbers (TMS numbers) <input type="checkbox"/> Lot numbers <input type="checkbox"/> Lot sizes <input type="checkbox"/> Current flood statement identifying the Flood Insurance Rate Map (FIRM) panel, flood zones and boundaries <input type="checkbox"/> Engineer's cost estimate, sealed and signed by engineer (can be submitted directly to Public Works) <input type="checkbox"/> Statement of Conditions (can be submitted directly to Public Works) <input type="checkbox"/> Letter of Credit or Bond (can be submitted directly to Public Works)

Applicant: _____ Date: _____

Development Review Committee

Use Only Below

- Application is **COMPLETE** and is **ACCEPTED** for Plan Review.
- Application is **NOT** complete and is **DENIED** for Plan Review for the following reasons:
 1. _____
 2. _____
 3. _____

Designer Contacted By: _____ Date: _____

Staff: _____ Date: _____

DISCLAIMER: This is not to be construed as containing all items, documents, or written information to be addressed or required by the Richland County Land Development Code (Chapter 26 of the Richland County Code of Ordinances) and/or other Richland County ordinances and laws. Project submittals that are mailed to Richland County are subject to the same review process and requirements as projects that are hand-delivered. Richland County does not assume responsibility for projects that are considered incomplete and not picked up as required.



Planning & Development Services
 2020 Hampton Street, 1st Floor • Columbia, SC 29204
 Phone: 803-576-2180 • Fax: 803-576-2182

SUBDIVISION REVIEW APPLICATION

(Please type or write clearly – illegible applications will be returned)

Date Submitted: _____ RC Project #: _____

Property Owner Name: _____

Address: _____ Email: _____

Engineer Name: _____

Address: _____ Email: _____

Applicant Name: _____

Applicant Mailing Address: _____

City, State _____ Zip Code: _____

Email Address: _____ Phone Number: _____ Fax Number: _____

Tax Map Sheet (TMS) Number(s): _____ Total Number of Lots: _____

Site Location: _____

Current Zoning: _____ Size in Acres: _____

Source of Water Service: _____ Source of Sewer Service: _____

Variance #: _____ Special Exception #: _____ Map Amendment #: _____

- Minor Subdivision Plan**
- Sketch Plan
- Preliminary Plan
- Final/Bonded Plat

- Major Subdivision Plan**
- Sketch Plan
- Preliminary Plan
- Final/Bonded Plat

If the applicant is someone other than the property owner of record in the Assessor’s Office, the applicant must include a copy of the “Owner Authorization Form” which authorizes the applicant to apply for review on his/her behalf.

Certification

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County Ordinances and State Laws related to land development. I am the property owner, or have received the owner’s written authorization to act as his agent regarding this matter. I understand that falsifying any information herein may result in nullification of this request and/or appropriate legal remedies.

Signature _____ Date: _____



RESTRICTED COVENANTS AFFECTING PERMIT ACTIVITY



I, _____, am the Applicant for a _____ permit, and I hereby truthfully disclose that the tract or parcel of land subject to said permit:

_____ is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the activity for which this permit applies.

_____ is NOT restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the activity for which this permit applies.

I further understand and agree that unless stated above, Richland County does not have actual notice of any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which this permit applies. Applicant therefore agrees to indemnify and hold harmless Richland County from any Liabilities resulting from any Claims in the event that the permitted activity is found to be in violation of a recorded covenant.

As used herein:

- (1) 'actual notice' is not constructive notice of documents filed in local offices concerning the property, and does not require Richland County to conduct searches in any records offices for filed restrictive covenants;
- (2) 'permit' does not mean an authorization to build or place a structure on a tract or parcel of land; and
- (3) 'restrictive covenant' does not mean a restriction concerning a type of structure that may be built or placed on a tract or parcel of land."

SIGNATURE OF APPLICANT/AGENT

PRINTED NAME OF APPLICANT/AGENT

ADDRESS

CITY/STATE/ZIP

DATE