

**TOWN OF CLOVER ZONING AND LAND DEVELOPMENT ORDINANCE**

**Information Required for Major Land Subdivisions per Section 10.9, Table 10**

MAJOR LAND SUBDIVISION	Information Required (Requirements are Cumulative)
Preliminary Plat	<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. Tax parcel number of property to be subdivided;</li> <li>4. Proposed layout and dimension of all streets, rights-of-way, pavement widths, lot lines, and easements, specifying purpose of easements;</li> <li>5. Minimum front and rear yard setback lines and zoning classification;</li> <li>6. Proposed bufferyards, open space, landscaping &amp; tree protection plan;</li> <li>7. Utilities on and adjacent to tract, proposed connections and plans, including light pole materials and specifications for interior residential streets, where proposed ;</li> <li>8. Land within flood plain;</li> <li>9. All existing physical features within or adjoining the tract, including lakes, streams, ditches etc.;</li> <li>10. Detailed street cross section and center line showing profiles for each street at minimum scale of 1' = 50';</li> <li>11. A tentative road plan for an entire tract where only part of the tract in which a developer has an interest is proposed for development;</li> <li>12. 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> </ol>
Final Plat	<ol style="list-style-type: none"> <li>13. Revised plat amendments as required by the Planning Commission;</li> <li>14. Exact locations, bearings and distances of all political lines, tract boundary lines, pavement widths, right-or-way widths, road centerlines, easements, lot lines, monuments and markers;</li> <li>15. Type of water supply and sewerage connection;</li> <li>16. Drainage, erosion and sediment control plan by qualified professional showing all structures and easements;</li> <li>17. Certification of survey accuracy, ownership and dedication of all streets, parks, sidewalks, and other sites and facilities to public use, and final approval by the Planning Commission;</li> <li>18. Supporting documents, to include the following:               <ol style="list-style-type: none"> <li>a. Final detailed as built plans for all improvements on a plat and in GIS format,</li> <li>b. A copy of all restrictions (covenants) to run with land,</li> <li>c. A resolution by Town Council accepting dedicated improvements or a performance guarantee in accord with Section 10.13-2,</li> <li>d. DHEC approval of water and sewer systems,</li> <li>e. Town engineer approval of installation and construction work, or Planning Commission acceptance of performance guarantee,</li> <li>f. Financial Guarantee in accord with Section 10.13-2, if applicable.</li> </ol> </li> </ol>

Major Land Subdivision: Any subdivision other than an exempt or minor subdivision.  
**Five (5) printed copies of plans must be submitted one (1) week prior to Planning Commission meeting.**