



Town of Ridgeland

Planning & Community Development
One Town Square – Post Office Box 1119 – Ridgeland, SC 29936
Phone: (843) 726-7516 Fax: (843) 726-7525
MINOR SUBDIVISION APPLICATION

Applicant Information

Name: _____ Company: _____

Address: _____

Phone: _____ Email: _____

Signature: _____ Date: _____

Property Owner Information

Name: _____

Address: _____

Phone: _____ Email: _____

Signature: _____ Date: _____

Property Information

Address(es): _____

Tax Map Number(s): _____

Total Acreage: _____ Division or Combination: _____

Project Description: _____

Are there any recorded deed restrictions or restrictive covenants that apply to this property that are contrary to, conflict with, or prohibit the activity being requested?

Yes

No

The owner of the property is aware of and has authorized the proposed work as described in this application?

Yes

No

Signature: _____ Date: _____

General Information

SC CODE OF LAW §6-29-1110 (4) "Subdivision" means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or building development, and includes all division of land involving a new street or change in existing streets, and includes re-subdivision which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combinations of lots of record; however, the following exceptions are included within this definition only for the purpose of requiring that the local planning agency be informed and have a record of the subdivisions:

- a) the combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the governing authority.
- b) the division of land into parcels of five acres or more where no new street is involved, and plats of these exceptions must be received as information by the planning agency which shall indicate that fact on the plats; and
- c) the combination or recombination of entire lots of record where no new street or change in existing streets is involved.

Final plat, at a minimum, shall have a title and contain the following information:

- The embossed seal and the signature of the Surveyor
- A location map.
- The state, county and/or city in which the property is located.
- The name of the owner, company or agent of the property who requested the survey document.
- The date the field survey was completed.
- A graphic scale and a numeric scale
- The name, registration number, address, and phone number of the land surveyor
- The area of the parcel of tract surveyed.
- A north arrow
- All property lines shall be defined by bearings and horizontal distances.
- All visible items across the property line shall be indicated.
- Easements and rights-of-way (i.e., power lines, etc.)
- Cemeteries and burial grounds
- Lot and block numbers and/or the full names of adjoining landowners
- Names and/or numbers of principal highways, roads, streets, or railroads with their rights-of-way
- The plat book and page number of the subdivision as recorded.
- Boundaries formed by water courses.
- Flood hazard areas
- Critical area
- Structures shall be shown in relation to the boundary

Five (5) Copies of final plat labeled " Subdivision Plat" are required to be turned in with the application.