

Florence County/Municipal Summary Plat Requirements

Date _____

Name on Plat: _____ ACRES _____

Tax Map, Block, and Parcel Number: _____

Name of Contact Person: _____

Telephone Number: _____

- _____ 1. The intent of the plat. (add property to existing parcel, subdivide, etc.)
- _____ 2. Show the north arrow, scale and location map.
- _____ 3. Show existing addresses and structures.
- _____ 4. FEMA certification.
- _____ 5. Surveyor's raised seal and signature.
- _____ 6. Recordable plats shall be required to show the development lot layout, tax parcel being derived from, wetlands, and/or natural drainage ways.
- _____ 7. Setbacks: Verify setback requirements from the Florence County Zoning Ordinance. These spaces are to be linear distances measured from property lines inward. Buildings or other principal structures comprising the activity of the lot may not intrude on this space. Two types of setbacks exist for this lot; either a road right-of-way at the front lot line, or at the side lot property line.
- _____ 8. Lots that have access to city or county utilities are required to have a written statement from the appropriate department. If lots will utilize a septic tank and well, and are less than five acres, a permit from DHEC is required. If no permit is provided the plat will be stamped "NO PERK TEST HAS BEEN PERFORMED ON THIS PROPERTY".
- _____ 9. All roads shall be privately maintained.
- _____ 10. All roadways shall originate at a public road at one end only, to eliminate through traffic.
- _____ 11. All roadways shall be the property of the homeowner's association or sole responsibility of the affected property owners. The roadways shall be held in common and an assessment established for the perpetual maintenance of the roadways and improvements.
- _____ 12. An access easement fronting a County maintained road shall be fifty (50) feet wide.
- _____ 13. The access easement fronting a State maintained road will comply with the

standards of the South Carolina Department of Transportation (SCDOT).

_____ 15. Private developments (1 to 10 lots) shall abut County and State roads and the plat shall contain the following statement:

“The road or driveway providing access to the lots in the development is private and not maintained by Florence County. Property owner must maintain access suitable for emergency vehicles.”

1. The roadway must be eighteen (18) feet wide and have a six (6) inch slag or stone base. This provision is waived for developments that utilize a private road less than 150 feet in length and provide access to three lots or less.
2. Private Developments with 4 to 10 lots will require a land development permit.
3. Restrictive covenants shall provide that its provisions not be amended or modified except by written consent of the Planning Commission and all property owners in the subdivision.
4. Restrictive covenants shall require that any deed conveying interest in a lot in the subdivision shall conspicuously contain the following language with an appropriate space for a signature by the guarantee(s) acknowledge same.

“The real property described in this deed is subject to restrictive covenants recorded in Deed Book _____ at page _____. These restrictive covenants provide, among other things, a financial commitment to maintain a community driveway. These restrictive covenants are specifically acknowledged by the guarantee(s).”

_____ 16. Sign: the owner shall conspicuously place on the driveway near the entrance, a sign stating the E-911 street name.

_____ 17. If one (1) or more disturbed acres, including lots and roadways, are involved in the development, storm water permits shall be required from SCDHEC.

_____ 18. If there is new development involving land clearing or major construction the County Engineer will require storm water permit.

All plats are subject to the Land Subdivision Regulations Ordinance.

Conference, Telephone or other:
