

Development Plan Checklist

Background Information

Name of proposed Subdivision _____

Name of Contact/ Company _____

Water: City County Well Sewer: City County DHEC Storm Drainage: City County

Current Tax Map Block & Parcel # : _____ Zoned: _____

Property Owner's Name (as listed on tax records) _____

Total Number of Proposed Lots _____

Total Amount of Review Fee _____ Date Paid _____

<u>Contents of Plat</u>	<u>Y –Yes</u>	<u>N- No</u>	<u>N/A- Not Applicable</u>
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____ Numbers of Copies (minimum of 3)

____ Is scale 1: 100 or greater?

____ Is there a location map and north arrow?

____ Does plan show all existing land traits (lakes, swamps, flood lines, etc.)? Note if not applicable

____ Does plan show all adjoining property, owners, and usage?

____ Does plan show total acreage to be subdivided?

____ Does the plans show the setbacks for each lot?

____ Does the plans show the dimensions for the build able area for each lot?

____ Do lots meet minimum requirement for Zoning District?

____ Does plan show all proposed/ existing streets?

____ Are proposed new street names noted?

____ Advisement to developers of street signs (Height Requirement and Sign Replacement by County)?

____ Are the lengths and radius of the cul-de-sacs in compliance?

____ Utilities' location are indicated, including easements/ right-of- way?

____ Is topography at 5-ft intervals and elevations listed?

____ Is the size and location of existing sanitary and storm sewers, etc. showing?

____ Does the drainage area, if any, reflect acreage?

____ Are city limits, if applicable, reflected?

___ Is zoning, where pertinent, shown? When in a zoned area, verify lot sizes.

___ Are either construction plans or executed agreement for sewer services included?

___ Does the plan reflect compliance with the Florence County Code, Appendix D concerning Flood Damage Prevention?

___ SCDOT Curb Cut Approval?

___ DHEC Permits on Water, Wastewater, and Storm Drainage?

___ Copy of Development Plat & Developer & Subdivision Engineer Name/Address to County Water Department.

___ Written Verification from County Water Department that Developer has been advised of Impact Fees.

___ Submittal of an 8 ½ x 14 copy of the plat for E-911 addressing.

Florence County/ Municipal Planning & Building Inspections Department
218 W. Evans St.
Florence, South Carolina 29501
(843) 676-8600 FAX (843) 676-8613

Date: _____

To: _____
Developer Name/ Contact Name Phone Number

Address

City, State, Zip Code

We have reviewed your ____ Development Plan ____ Final Plan for the proposed subdivision _____ After a review of the contents of this plan we find it acceptable as submitted and will be placed on the agenda for _____ meeting of the Florence County/ Municipal Planning Commission.

____ Although your plan has been placed on the agenda for the _____ meeting of the Florence County/ Municipal Planning Commission, the following information needs to be submitted:

____ After a review of the contents of this plan we find that the following items are not adequately detailed or are omitted:

Should you have any questions in regards to any comments listed above or need further information please feel free to contact us.

Signature
CC: File - Subdivision

Title