

PLAT CERTIFICATION STATEMENTS AND GUIDELINES



EXEMPT SUBDIVISIONS

FAMILY EXEMPT SUBDIVISION STATEMENT

"This parcel is / These parcels are exempt from Kershaw County subdivision regulations under Section 5:2.2 of the ZLDR. Land so divided may not be further transferred by sale or gift to any part other than a member of the same immediate family for a period of eighteen (18) months from the date that the plat is approved for recording unless a waiver per Section 5:2.2-2C of the ZLDR has been granted by the Planning Official or in the event of a judicial foreclosure."

STATE EXEMPT SUBDIVISION STATEMENT

"This lot is approved under Article 5:2.2-1, State Law Exemptions (under SC Code of Laws 6-9-1110). Any further subdivision will require compliance with Kershaw County Zoning and Land Development Regulations."

FLAG LOTS

To be notated on the flag lot:

"This parcel may not be subdivided."

To be notated on the parent parcel from which the flag lot is created:

"This parcel may not be subdivided for twelve (12) months from the date of recording of this plat."

STRUCTURE AND / OR PARCEL NON-CONFORMITY STATEMENTS

If a non-conforming structure has a setback that does not meet the minimum requirements of the ZLDR:

"(Front, Rear or Side) setback is nonconforming to the ZLDR in place at the time of recording of this plat."

If an existing lot of record is non-conforming to the minimum lot requirements of the ZLDR:

"This parcel is / These parcels are existing lots of record and are non-conforming to minimum lot standards of the ZLDR in place at the time of recording of this plat."

AIRPORT OVERLAY DISTRICT

AIRPORT OVERLAY DISTRICT ZONE STATEMENT

"This parcel is / These parcels are located within the (A, B1, B2, C, D, E) Zone of the Kershaw County Airport Overlay District and is / are subject to the Airport Overlay District regulations latest revision. Any development will require compliance with Kershaw County Zoning and Land Development Regulations. Please contact the Kershaw County Planning and Zoning Department for all permitting requirements for this location. Kershaw County Planning and Zoning: (803) 425-7233."

LAND DISTURBANCE STATEMENTS

SCDES STATEMENT

"This property is located outside of Kershaw County's MS4 regulated area and is subject to SCDES Regulations and Guidelines for Land Disturbance and Stormwater Permitting latest revision. Please contact SCDES for all land disturbance / stormwater permit requirements for this site. SCDES Land Disturbance and Stormwater Permitting: (803) 898-4300."

MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) STATEMENT

"This property is located within Kershaw County's MS4 regulated area and is subject to the Kershaw County Stormwater Management Ordinance latest revision. Please contact the Kershaw County Engineering - Stormwater Department for all land disturbance / stormwater permit requirements for this site. Kershaw County Engineering - Stormwater Department: (803) 425-7230."

WATER QUALITY BUFFER STATEMENTS AND PLAT DETAILS

WATER QUALITY BUFFERS AND / OR LAKE WATEREE SHORELINE BUFFER

"There shall be no clearing, grading, construction, or disturbance of vegetation except as permitted by the Kershaw County Planning Official."

If the buffer is subject to protective covenants (not our duty to determine):

"Any buffer shown on this plat is subject to protective covenants which may be found in the land records and which restrict disturbance and use of these areas."

If there is an approved exemption to the required buffer width:

"Exception to required buffer width approved _____ (date)."

When there is a stream on a piece of property and water quality buffer requirements are being waived by the Planning Official:

"The Water Quality Buffer is not required for this tract so long as the property is not developed. If, at a future date, land development or building construction occurs on this property, the Kershaw County Water Quality Buffer requirements will apply and the buffer must be shown on the plat."

If there is a perennial stream on the property:

On the plat you must show a 100' Water Quality Buffer on each side of the stream as measured from the top of the bank along the length of the perennial stream.

If there is an intermittent stream on the property:

On the plat you must show a 50' Water Quality Buffer on each side of the stream as measured from the top of the bank along the length of the intermittent stream.

WETLANDS STATEMENT

If the property has wetlands as shown on the National Wetlands Inventory

"A wetlands delineation to verify the presence and location of any Federally protected wetlands is highly recommended by Kershaw County prior to any land disturbing activities occurring on this property."