EXHIBIT A

CITY OF SIMPSONVILLE, SOUTH CAROLINA

LAND DEVELOPMENT REGULATIONS



As Amended by the

Simpsonville City Council
*** 2026

EXHIBIT A

SIMPSONVILLE LAND DEVELOPMENT REGULATIONS DEVELOPMENT PROCESS

1. Applicant to meet with City of Simpsonville planning staff to ensure that proper zoning is in effect for the desired type of development.

2. Applicant to review permitting process with planning staff.

3. Applicant to submit preliminary plan, preliminary application, and processing fee to City planning staff.

4. City planning staff ~~will~~ may attend Subdivision Advisory Committee meeting to offer review comments concerning the plat.

5. The City planning staff will prepare a report of specific requirements to present to the Simpsonville Planning Commission at its regular monthly meeting.

6. The Simpsonville Planning Commission will vote to either approve, modify, or deny the request for preliminary plan approval.

7. The City planning staff will notify the developer and surveyor/engineer of the Simpsonville Planning Commission's vote.

8. The developer may continue the site development process with the City planning staff.

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HISTORY

On April 13, 1993, the Simpsonville City Council adopted the Greenville County Subdivision Regulations as the standards by which subdivisions within the corporate limits of Simpsonville, South Carolina will be regulated. The Ordinance is hereafter known as the Simpsonville Land Development Regulations. These regulations provide for the health, safety, and welfare of the citizens of Simpsonville. In addition, they will also address the following objectives:

1. Encourage the development of economically sound and stable municipalities.
2. Assure the timely provision of required streets, utilities, and services.
3. Assure safe and convenient traffic access and circulation for both vehicles and pedestrians.
4. Assure the provision of public open spaces and building sites for recreational, educational, transportation, and other public purposes.
5. Generally assure wise and timely development which is in harmony with the local Comprehensive Plan.

SUPPORTING DOCUMENTS

The Simpsonville Zoning Ordinance should be reviewed for details of the site development process ~~and application. (Section 4:3, Simpsonville Zoning Ordinance)~~ (Article 4, Site Standards) ~~Section~~ Receiving preliminary approval of the subdivision plan is an integral part of the site development permit process. The Zoning Ordinance is used to identify the land uses allowed in the various zoning districts. The Land Development Regulations are used to govern the conversion of raw land into subdivided lots for the construction of buildings and other structures as well as to manage site design, street layout, and the provision of water and sewer service.

The Simpsonville Land Development Regulations serve as a complement to the Simpsonville Zoning Ordinance Regulations; it is important to apply them jointly.

The following pages outline the amendments to the Simpsonville Land Development Regulations that have been adopted since April 13, 1993.

EXHIBIT A

CITY OF SIMPSONVILLE, SOUTH CAROLINA
LAND DEVELOPMENT REGULATIONS
~~2023~~ 2026 EDITION

ARTICLE 1. GENERAL PROVISIONS

1.1. Authority

Pursuant to the authority granted to it under Title 6, Chapter 7, Article 11 of the 1976 Code of Laws of South Carolina, as amended, the Simpsonville City Council does hereby adopt Land Development Regulations to provide for the harmonious development of the City; coordination of streets within subdivisions with other existing or planned streets or with other features of the comprehensive development plan; adequate open spaces for traffic, recreation, light, and air; and for a distribution of population and traffic which will tend to create conditions favorable to the health, safety, and welfare of the general public.

Hereafter, no plat of a subdivision of land within the area described in Section 1.2 below shall be filed or recorded until it has been submitted to and is approved by the City of Simpsonville Planning ~~Commission~~ staff and such approval is entered in writing on the plat by the executive director or his authorized representative. The provisions of these regulations shall not apply to subdivision plat maps which, prior to the adoption of regulations governing the subdivision of lands, were recorded in the office of the Greenville County Register of Mesne Conveyance.

1.2 Jurisdiction

The Land Development Regulations adopted by the Simpsonville City Council shall apply to all new subdivisions located in the City.

1.3. Violations and Penalties

The owner or agent of the owner of any land located within the jurisdiction of the City of Simpsonville who transfers, sells, or agrees to sell such land by reference to, or exhibition of, or by other use of a plat or subdivision of such land before such plat has been approved by the Planning Commission and recorded in the office of the County Register of Deeds shall be subject to the penalties prescribed in S.C. Code Ann. Section 6-29-1190. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring land shall not exempt the transaction from such penalties.

Any person or entity who violates any of the provisions contained herein or any of the regulations adopted pursuant hereunder for which no other penalty is provided, shall upon conviction be fined not less than $10 nor more than $500 for each conviction. Each day of violation shall constitute a separate offense.

Nothing contained herein shall prevent the city from taking such other lawful action as is necessary to remedy any violation of these regulations.

1.4. Conflict with Other Laws, Ordinances, or Regulations

Wherever the requirements made under authority of these regulations impose higher standards than are required in any other statute, local ordinance, or regulations, the provisions of these regulations shall govern. Wherever the provisions of any other statute, local ordinance, or regulations impose higher standards than are required by these regulations, the provisions of such statute, local ordinance, or

regulations shall apply.

1.5. Appeals

Any person aggrieved by a decision of the Commission rendered after hearing may within thirty (30) days after notice thereof file an appeal in circuit court for a review of the decision of the Commission pursuant to Section 4-27-620 of the 1976 Code of Laws of South Carolina, as amended.

1.6. Variances

Whenever, in the opinion of the Simpsonville Planning Commission, the strict application of the requirements contained in these regulations would result in substantial or excessive difficulties, hardships, or injustices, the Simpsonville Planning Commission may modify such requirements so that the subdivider is allowed to develop his property in a reasonable manner. The public interests of the City and its citizens are to be protected and the general intent and spirit of these regulations will be preserved. All affected City departments shall accept variances granted by the Simpsonville Planning Commission. Variances approved by the Planning Commission shall be binding for all affected City departments.

1.7. Amendments

Before the adoption of any amendment to these regulations, the City of Simpsonville Planning Commission shall hold a public hearing and notice of the hearing shall be given once a week for two consecutive weeks. The first notice shall appear not less than 15 nor more than 30 days prior to the hearing date. The notice of hearing shall be made in a daily newspaper having general distribution in the City.

1.8. Interpretation

In interpreting the regulations expressed in this document, they shall be considered as the minimum provisions for the protection of the health, safety, and welfare of the general public.

1.9. Severability

If any section, paragraph, subdivision, or provision of these regulations shall be judged invalid, such judgment shall apply only to that particular section, paragraph, subdivision, or provision and the remaining sections of these regulations shall remain valid and effective.

1.10. Effective Date

These regulations shall take effect on and after September 15, 1967.

Amended - April 22, 1971
Amended - October 16, 1979
Amended - February 16, 1982
Amended - April19, 1983
Amended - June 19, 1984
Amended - December 28, 1984
Amended - August 19, 1992
Amended - January 2001
Amended – November 2007
Amended – December 2013
Amended – October 2018

Amended – August 2024
Amended – *** 2026

1.11 Domain

All proposed development as defined in Article ~~3~~ 1 of the Simpsonville Zoning Ordinance shall be subject to the Simpsonville Land Development Regulations as adopted by the Simpsonville City Council.

LIST OF AMENDMENTS

Simpsonville Land Development Regulations Development Process

~~**1.11 Domain**~~

~~*(Following Section 1.10)*~~

~~All proposed development – as defined in Article 3 of the Simpsonville Zoning Ordinance shall be subject to the Simpsonville Land Development Regulations as adopted by the Simpsonville City Council.~~

~~**3.1 Preliminary Procedure and Filing Fee**~~

~~*(At beginning of Paragraph 1)*~~

~~Prior to submitting a Preliminary Subdivision Plan and application, the applicant will coordinate with the Administrator or the Greenville County Planning staff to ensure that the proposed size of the subdivision lots is consistent with the Official Zoning Map. Should a rezoning application to the City of Simpsonville be necessary, that rezoning request is to have received at least one favorable vote by the Simpsonville City Council prior to being reviewed by the Simpsonville Planning Commission.~~

~~*(Following Paragraph 2)*~~

~~Within 5 days of receipt of the Preliminary Plan Application, the Greenville County Planning staff shall provide a copy of the plan to the Administrator. The Administrator is a member of the Subdivision Advisory Committee which shall review and make written recommendations to the Simpsonville Planning Commission at its regular monthly meeting. These activities shall be conducted in accordance with the official Simpsonville Development Activity Calendar prepared by the Greenville County Planning staff.~~

~~The Administrator shall be responsible for completion of the Site Development process after receipt of the Greenville County Planning staff report and recommendation as outlined below.~~

~~Upon receipt of all application information required by this Article, the Simpsonville Planning Commission shall review the application to determine that the minimum application requirements have been submitted. The Simpsonville Planning Commission may after such review and documented findings, issue approval of the entire development, or an appropriate portion thereof. The review of the Simpsonville Planning Commission and its findings (including the results of the Greenville County Subdivision Advisory Committee review) shall be compiled into a report with the decision to approve, deny, or conditionally approve the application. The report shall be forwarded to the Administrator for completion of the Site Development process.~~

~~**3.2 Preliminary Plan Requirements**~~

~~*(At the end of Paragraph 3.2-A)*~~

~~Existing parcels and proposed lots shall be referenced to South Carolina State Plane Coordinates, as defined in Title 27 Chapter 2 of the South Carolina Code of Laws, either by Global Positioning System (GPS) Surveys or Terrestrial Surveys.~~

~~*(Following 3.2-N)*~~

O. Location of existing electric, natural gas, water, and sewer rights-of-way.
P. The proposed use of any land reserved by the developer. This includes open space, recreation areas and other non-specific reserved areas. The plan shall include a description of the use, dimensions of areas, plans for recreational equipment, pedestrian ways, etc.
Q. Statement of source of boundary survey and date of survey.
R. Computed square footage of each lot of the subdivision.
S. Surveyed delineation of any wetland area within the subdivision.
T. Applicant shall provide, with the Preliminary Plan, a certification that the owner of the land has given consent to have the proposed subdivision submitted for review.
U. Lighting Plan in accordance with Section 10:7.16 Lighting, Simpsonville Zoning Ordinance.
V. Pedestrian ways in accordance with Section 10:9.3, Pedestrian Walkways, Simpsonville Zoning Ordinance.
W. Buffers in accordance with Section 10:4, Buffers, Simpsonville Zoning Ordinance.
X. Sight easements in accordance with Section 10:9, Traffic and Pedestrian Safety, Simpsonville Zoning Ordinance.

5.2 Final Plat Requirements

(Following Paragraph 1)

Additionally, digital files shall be submitted in a standard format. These files shall consist of a copy of the CAD drawing containing all applicable layers and an ASCII text file describing the technical parameters and contact information for the CAD file (metadata). Electronic information submitted shall be used only for the anonymous inclusion into the Greenville County Geographic Information Systems. Disclaimers and limiting statements may be placed in electronic submissions, provided such disclaimers do not direct liability to the County or create indemnification by the County to the party submitting electronic files.

5.3 Final Plat – Requirement Check List

(Following 5.3-A)

Parcels shall be referenced by South Carolina State Plane Coordinates, as defined in Title 27 Chapter 2 of the South Carolina Code of Laws, either by Global Positioning System (GPS) Surveys or Terrestrial Surveys. Surveys shall be performed in accordance with the State Minimum Standards published by the State Board of Registration for Professional Engineers and Land Surveyors unless higher standards are specified herein, wherein the higher standards shall apply. Inasmuch as possible, control surveys between geodetic monuments and property boundaries shall be extended from the nearest geodetic control monument(s). The specifications for horizontal control are as follows:

1. GPS Surveys shall follow procedures which ensure survey grade compatibility with the nearest geodetic control monuments. Survey grade GPS receivers shall be used with a manufacturer's stated accuracy of at least ± 5 cm ± 2 ppm. Although the nearest station may not always be suitable for occupation by GPS because of obstructions, property owner permission or other reasons, the intent is to make ties to network stations within 10 kilometers (6.214 miles) of the project and to establish new coordinates on property corners to a spatial accuracy of 0.2 feet.

2. Terrestrial Survey monument ties shall meet South Carolina Class A Standards.

On all plats, directions shall be referenced to South Carolina Grid. Distances thereon shall be ground

distances and not grid distances.

(Following 5.3-D)

Plats submitted for recording shall be accompanied by an electronic copy. The following standards and procedures shall apply to this electronic copy:

1. Plats and drawings will be submitted as a drawing file in .DWG or .DXF format to Greenville County's FTP site or on a CD-ROM, or other digital media approved by Greenville County.

2. The submitted media shall be legibly labeled with the drawing or plat name, filename, drawing type (preliminary, final, etc.), project contact information (name, affiliation, phone number, and E-mail address), and submittal and file creation dates.

3. Coordinate datum shall be the current South Carolina State Plane Coordinate System as specified in Title 27 Chapter 2 of the South Carolina Code of Laws.

4. South Carolina State Plane Coordinates shall be inherent to the submitted drawing file. That is, the submitted drawing file shall contain South Carolina State Plane Coordinates, not local grid or paper source coordinates.

5. To the extent possible, the submitted drawing file shall be named the same as the hardcopy plat. File names shall not exceed 27 characters. Long subdivision or plat file names may be abbreviated provided there is a clear relationship to the name of the hardcopy plat.

6. The submitted drawing file shall include the features and text classified by the standard layer and naming convention shown in the following table. Drawing features and associated text shall not be combined in one layer. Text included in drawing files shall use standard fonts that can be read without third-party software.

Layer Number	**Layer Name**	**Feature Type**	**Layer Description**
2	PARCEL1	Line	Parcel/lot boundaries
4	ROW1	Line	Rights-of-way delineating private/public land boundary
6	GCP1	Point	Ground control points for drawing file
17	CNTRLIN1	Line	Street/road centerlines (paved and unpaved)
26	EAS	Line	Utilities, wildlife, transp., storm drainage/detention, etc.
51	LOTNUM1	Text	Proposed parcel lot number
52	LOTDIM1	Text	Bearings, distance, acreage, and x/y of POB
54	RDNAME1	Text	Street/road name
55	RDNAME2	Text	Road number (Federal, State, County highways, etc.)
59	EASTYPE	Text	Type of easement (utility, transp., wildlife, storm, etc.)

7. Closure is critical in converting CAD features to GIS features. All linear and polygon features must be snapped closed, when applicable, and free of symbols (e.g. circles at

~~property corners) that break line continuity.~~

8. ~~Submitted drawing files shall contain only complete parcel polygon features in the PARCEL1 layer. Incomplete parcel boundaries, provided for reference, may be included in an open layer.~~

9. ~~A metadata text file with the same name as the drawing file is required with each electronic submission. This text file shall provide the following technical parameters and contact information for the survey:~~

~~Plat/Subdivision Name:~~
~~Drawing/File Name:~~

~~Type of Drawing (Preliminary, Final, As-Built, etc.):~~
~~Submittal Date:~~
~~County:~~
~~City:~~

~~Parent Parcel Number:~~
~~Number of Lots:~~

~~Type of Survey (GPS or Terrestrial):~~

~~Reference Monument Names/Numbers:~~
~~Plat Tie Point Description:~~
~~Grid Bearing and Grid Distance to Monuments:~~
~~State Plan Coordinates of the Plat Tie Point:~~

~~GPS Unit Type (Manufacturer and Model):~~
~~Elevation Reference: Y/N~~

~~Prepared by (Firm Name):~~
~~Street Address:~~
~~City:~~
~~State:~~
~~Zip Code:~~
~~Phone Number:~~
~~E-mail:~~

~~Software/Version Used:~~

~~5.6 Exemptions~~

~~(Following 5.5)~~

~~All surveyors shall be encouraged to tie all surveys, wherever possible, to the state plane coordinate system. Referencing surveys and plats to state plane coordinates improves the County's land records and streamlines the process by which surveys and plats are conveyed into the County GIS. Therefore, the intent of this section is not meant to discourage surveyors from tying surveys to the state plane coordinate system.~~

~~The following surveys shall be exempt from state plane coordinate reference:~~

~~1. Re-tracement surveys of property in existing, platted subdivisions already recorded in the Greenville County Register of Deeds Office.~~

~~2. Any boundary survey of more than one mile in distance as measured along public roads from a published geodetic monument.~~

~~3. Any subdivision of seven (7) or less lots AND less than 25 acres in total aggregate including all phases and sections severed from the parent parcel(s).~~

~~10.2 Construction Standards For All Pipe Work~~

~~(Reference to number 10.2 E2, "Size and Construction,")~~

~~Exhibit K-1 and K-2 on Pages E-15 and E-16 of the Simpsonville Land Development Regulations reflects the standard catch basin detail rather than the detail for the SCDOT #9 catch basin detail.~~

~~10.4 Construction Standards For Driveways, Sidewalks, Curbs, Joints, Patching~~

~~(Following Number 4)~~

~~5. Extruded curb shall not be permitted within the City of Simpsonville.~~

~~11.5 Lots~~

~~A. Access~~

~~All residential subdivision lots shall have at least 20 feet of direct access to and front on a public street or on a private street constructed to city private road standards as set forth herein in which each property owner has an undefined, undivided interest. All nonresidential subdivision lots shall have access to a public street, public highway, private road, or a recorded easement.~~

~~12 Site Plan Requirements and Review Process~~

~~Add Article and Sections 1, 2, & 3.~~

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LIST OF AMENDMENTS

1.11 Domain

2. Definitions 2026

3.1 Preliminary Procedure and Filing Fee

3.2 Preliminary Plan Requirements

3.2 Preliminary Plan Requirements 2026

3.3 Approved Preliminary Plans 2026

4.1 Summary Approval 2026

4.2 Specifications for Simple Plat (Remove Record Plat details) 2026

4.4 Specifications for an exempt plat 2026

5.1 Final Approved Procedures 2026

5.2 Final Plat Requirements

5.2 Final Plat Requirements 2026

5.3 Final Plat – Requirement Check List

5.3 Final Plat – Requirement Check List 2026

5.4 Effect of Approval and Recording 2026

5.6 Exemption

6.1 Performance Bond 2026

6.2 Initial Bond Period 2026

6.3 Constructing Required Improvements under Bond 2026

6.4 Notification to Subdivision Administration 2026

6.5 Subdivision Administration Action 2026

7.2 Water Supply and Sewage Disposal Systems 2026

7.3 Public Water and Sewer System 2026

8. Roadway Classification & Design Standards (A-C) 2026

9.1 Traffic Island details

10.1 Construction Standards for Public Road (A-H,J,K) 2026

10.2 Construction Standards For All Pipe Work

10.2 Construction Standards For All Pipe Work (A,C-F) 2026

10.3 Bridge Requirements 2026

10.4 Construction Standards For Driveway, Sidewalks, Curbs, Joints. Patching

10.4 Construction Standards For Driveway, Sidewalks, Curbs, Joints. Patching (A-C) 2026

10.5 Stormwater Management System Requirements 2024

11.1 Clear sight Distances (B) 2026

11.3 Sidewalks 2026

11.4 Mailboxes

11.5 Lots

11.6 Lots (B,C) 2026

11.7 Access to Residential Subdivisions 2026

11.8 Stubout in Residential Subdivisions 2026

11.9 Traffic Impact 2026

(Reserved)

ARTICLE 2. DEFINITIONS

For the purpose of these regulations, the following definitions shall be used. Words used in the present tense include the future; the singular number includes the plural number; the plural number includes the singular number. The word "shall" is mandatory.

Alley - A minor, permanent public service-way which is used for secondary vehicular access to the back or the side of properties which otherwise have primary vehicular access to a public street.

Block - A piece or parcel of land entirely surrounded by public streets.

Building Setback Line - A line establishing the minimum allowable distance between the nearest portion of any building excluding steps, gutters, and similar fixtures, and the property line when measured perpendicular thereto.

Commission or Planning Commission - The City of Simpsonville Planning Commission.

Cul-de-sac - A street having one end open to traffic and being permanently terminated by a vehicular turnaround of circular design.

Easement - A grant, by the property owner of a portion of land, for use by the public, a utility, a corporation, or person for specified purposes. No construction of any kind is permitted upon easements except that which is allowed or required in conjunction with the designated use.

Eyebrow - The arch of a cul-de-sac covering the outer ridge of a tangent street section.

Group or Large Scale Development - A group or large scale development is a group of two or more principal structures, whether in single, condominium, or diverse ownership built on a single lot, tract, or parcel of land and designed for occupancy by separate families, firms, businesses, or other enterprises. Such development generally contains parcels or tracts of land in common and such land is controlled and maintained through a property owners' association or similar group.

Highway - A street or traffic way serving as and designated as a State or United States route.

Lot - A portion of a subdivision or other parcel of land having a minimum of 20 feet frontage on, or approved access to, a public street and intended for transfer of ownership or for building purposes.

Lot, Comer - A lot abutting upon two or more streets at a comer; a lot abutting upon two or more streets at their intersection.

Lot, Double Frontage - A lot, other than a comer lot, abutting upon two or more streets. A comer lot shall be considered having double frontage if it has access on three or more sides or shows access to two streets parallel to one another.

Lot, Width - The distance between the side lot lines at the setback line as measured along a straight line parallel to the front lot line or parallel to the front lot lines or parallel to the chord thereof

Major Subdivision (Preliminary Plat) – All subdivision of land within the corporate limits of the City of Simpsonville not classified as a Minor Subdivision. A major subdivision are those developments of five or more lots, involving the creation of a new road or street, and/or the creation of any public facilities.

Minor Subdivision – All subdivision of land within the corporate limits of the City of Simpsonville resulting in four or fewer lots, that does not involve the creation of a new street or road, or extension of public facilities.

Private Road - Any right-of-way, road, street, drive, or means of vehicular access to private properties that is not dedicated to or maintained by City of Simpsonville. The property owner(s) uses the private road as a means of access and has an undivided fee interest or usage easement in the private road. The fee interest in the private road may be held by a corporation, trust, partnership, or other legal entity provided the property owners are members of, and/or owners in, the legal entity. The entity has the obligation to maintain and repair the private road; provided, however, City of Simpsonville shall not be obligated in any way to maintain the private road.

Record Drawing - Drawings submitted for record purposes and which have been annotated to show significant changes in the work made during construction based upon marked up prints, drawings, and other data furnished by the Contractor to the Developer, or to the Developer's Engineer.

Reserve Strip - A strip of land adjacent to a public street or similar right-of-way which has been reserved for the purpose of controlling access to the public way.

Resubdivision - A combination or recombination of previously recorded lots or tracts of contiguous land for the purpose of creating building sites.

Roadway - That portion of a street intended for the use by vehicular traffic.

~~**SCDHPT** –~~ **SCDOT** South Carolina Department of ~~Highway and Public~~ Transportation.

Street- A dedicated and accepted right-of-way for vehicular traffic. Includes but is not limited to highway, thoroughfare, lane, road, boulevard, way, place, court, trail or otherwise.

Hierarchy of Streets

The following are definitions intended to distinguish between different categories of streets:

A. **Arterial Streets/"A" Street -** High-volume streets that carry traffic between commercial centers or communities. For example: Wade Hampton Boulevard.

B. **Minor Arterial Streets/"B" Street** - Principal traffic arteries within residential or commercial areas that carry traffic from arterials to lower-order residential streets. For example: Edwards Road.

C. **Residential Streets/"C", "D", "E" Streets** - Streets used primarily to provide access from minor arterial streets to residential units. By nature of their design, these streets serve vehicles passing through the area with either origin or destination within the area. The three classes of residential streets are listed below:

Class "C" -Residential Collector

A street which provides access to 50 or more residential dwelling units.

Class "D" -Residential Subcollector Street

A street which provides access to more than 15 but less than 50 residential dwelling units. A street may not be classified a Class "D" street if it is designed in such a way that it may provide at any future date access to another street or to more than 50 dwelling units.

Class "E" - Residential Access Street

A street providing access and/or road frontage to 15 or fewer residential dwelling units. A street may not be classified a Class "E" if it is designed in such a way that it may provide at any time in the future access to another street or to more than 15 dwelling units.

D. **Industrial/Commercial- "F" Street -** Streets used for access to commercial, service, and industrial properties as designated by the zoning classification or to those areas exhibiting this character or intent.

Street Width - The shortest distance between the lines delineating the traveling surface of a street.

Stub-out Stub Street – A street that is designed to extend to the property line with a temporary barricade and has the intent to be extended to provide for future access and connectivity.

Structure - Anything constructed, erected, or placed which requires permanent location above grade.

Subdivider - Any person, individual, firm, partnership, association, corporation, estate, trust, or any other group or combination acting as a unit, dividing or proposing to divide land so as to constitute a subdivision. This definition includes any authorized agent of the subdivider.

Subdivision - "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, legacy, or building development. This shall include all division of land involving a new street or a change in existing streets, resubdivision, and where appropriate the process of subdividing the land or areas subdivided. The following exceptions are included within this definition only for the purpose of requiring that the local Planning Commission be informed and have record of such 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 where all parcels equal 5 acres or more where no new street is involved.

Plats of such exceptions shall be received as information by the Planning Commission which shall indicate such fact on the plats.

Superelevation - The construction of a curved roadway section in which the elevation of the outside edge of the curve is higher than the elevation of the inside edge of the curve. The purpose of including superelevation in the design of a curve is to counteract the centrifugal force acting on a vehicle passing through the curve, thus allowing the vehicle to safely navigate the curve while maintaining uniform speed.

Traffic Control Island - The area in a roadway where vehicles are intended to be excluded. Refer to Article 9 of this Ordinance. Traffic control islands are classified as follows:

A. **Divisional Islands** - Islands built to separate opposing traffic flows. A continuous divisional island is a median. A divisional island located at the public entrance to a subdivision is a subdivision entrance island.

B. **Channelization Islands** - Islands built to guide traffic travelling in the same direction in proper and safe paths.

C. **Pedestrian Refuge Islands** - Islands built exclusively for the safety of pedestrians.

Zoning - Any existing Zoning Ordinance of City of Simpsonville, South Carolina, or its municipalities.

(Reserved)

ARTICLE 3. PRELIMINARY PLAT REQUIREMENTS

3.1. Preliminary Procedure and Filing Fees

Prior to submitting a Preliminary Subdivision Plan and application, the applicant will coordinate with the City of Simpsonville planning staff to ensure that the proposed size of the subdivision lots is consistent with the Official Zoning Map.

Application for preliminary approval of a subdivision plan shall be submitted to the City of Simpsonville's Planning Commission according to the submittal deadlines available on the City's website. A ~~paper and~~ digital copy of the preliminary plan of the subdivision shall be such as to meet the minimum requirements contained herein. (See Section 3.2 and Exhibit B) The Subdivision is to be submitted to the Greenville County Subdivision Administration who will notify the Subdivision Advisory Committee for their review and recommendations. The Advisory Committee is made up of the following representatives as well as others which the Commission may request:

Greenville County School District
Greenville County Health Department
Greenville County Engineering Department
Emergency Service Representative
South Carolina Department of ~~Health and~~ Environmental ~~Control~~ Services
South Carolina Department of ~~Highway and Public~~ Transportation
Greenville Water System
Western Carolina Regional Sewer Authority
Metropolitan Sewer Subdistrict or Appropriate Sewer Subdistrict
Appropriate Fire District

City of Simpsonville planning staff shall be responsible for completion of the Site Development process after receipt of the Subdivision Advisory Committee's recommendations.

The Simpsonville Planning Commission shall review the application to determine that the minimum application requirements have been submitted. The Simpsonville Planning Commission may, after such review and documented findings, issue approval of the entire development, or an appropriate portion thereof.

The developer or his representative will be invited to attend the Subdivision Advisory meeting. Also, any interested citizens may attend this meeting for information about the subdivision. Upon review of the subdivision by the Advisory Committee, a report is provided to the City of Simpsonville planning staff.

The Simpsonville Planning Commission shall act on the preliminary plan within 60 days and, if approved, shall indicate in writing the conditions of such approval, if any, or if disapproved, shall express in writing its disapproval and its reasons therefore. The action of the Simpsonville Planning Commission shall be recorded in the minutes of the Planning Commission meeting.

Upon approval of the preliminary subdivision plan by the Simpsonville Planning Commission, the subdivider may proceed to comply with the specific requirements of these regulations and the preparation of the final subdivision plat. Approval of a preliminary subdivision plan shall not constitute approval of the final subdivision plat. Preliminary approval shall constitute approval of the proposed widths and alignments of streets and dimensions and shapes of lots. The final plat will be considered eligible for approval only after the requirements for final plat approval, as specified herein, have been fulfilled and after all other specific conditions of the Simpsonville Planning Commission have been met.

To help offset the cost to the City of processing a subdivision plat, a filing fee shall be paid with the application for preliminary plat approval. The filing fee shall be calculated as follows. The preliminary plat filing fee shall cover the approval of the final plat. All fees must be paid in full prior to signing the plat for preliminary approval.

$100.00 base fee + $5.00/lot. This cost includes out lots and reserve areas for any one subdivision.

All preliminary approvals granted by the Simpsonville Planning Commission shall be valid for a period of time not to exceed one year unless an extension of time is applied for and granted by the Simpsonville Planning Commission. If the developer does not apply for and receive an extension, the preliminary approval shall be null and void one year from the initial date of approval.

3.2. Preliminary Plan Requirements

A preliminary plan shall be submitted to the ~~Greenville County~~ City of Simpsonville Planning staff for approval by electronic submittal into the city project portal and shall include the following (See Exhibit B). ~~Maximum plat size shall be 42" x 28".~~

A. A preliminary lot layout and an accurate boundary survey of the property of the proposed subdivision showing bearings and distances prepared by a registered land surveyor licensed to practice in the State of South Carolina. Existing parcels and proposed lots shall be referenced to South Carolina State Plane Coordinates, as defined in Title 27 Chapter 2 of the South Carolina Code of Laws, either by Global Positioning System (GPS) Surveys or Terrestrial Surveys.

B. The name of the subdivision and roadway; the owner or owners and current address; the name of the engineer, surveyor, landscape architect, land planner, etc. who prepared the plan; proposed street names; the names of the adjoining subdivisions or property owners; and location of the proposed subdivision.

C. The location and right-of-way widths of all streets and roads adjacent to any property proposed for subdivision and whether they are public or private.

D. A location sketch showing the relationship of the property submitted for approval with adjoining property and to all streets or roads existing within 1000 feet of any part of the property to be approved. In addition, the property will be located on this sketch from at least one highway or well-known road or intersection by indicating the mileage to the nearest tenth to the property.

E. The location and size of sanitary and storm sewers, location and size of water mains, and other utilities immediately adjacent to the tract. Also, the names of the owners of the utilities should be included in the preliminary plan. If water mains and sewers are not on or adjacent to the tract, indicate the direction, distance to, and size of nearest accessible mains.

F. Topographic contour intervals, not greater than 10-feet, shall be overlaid on the preliminary lot layout.

G. The developer shall submit a basic drainage plan for preliminary approval. This plan will show anticipated catch basin locations, piping, and drainage easements.

H. The location of water courses, marshes, flood plains, flood ways, wooded areas, water impoundments, houses, barns, and other significant features on the land proposed for approval.

I. The location and width of all street rights-of-way and other areas proposed to be dedicated to the public or intended for public use and lot lines.

J. Scale, north arrow, and date.

K. Total area stated in acres of the land proposed for subdivision.

L. If public water and sewer facilities are to be furnished, preliminary plans prepared by a registered engineer showing pipe sizes shall be submitted. Invert elevations on all sewer lines and the location, construction, and maintenance of private sewage treatment facilities, if required, shall be developed in cooperation with and under the supervision of the Environmental Quality Control Office of the South Carolina Department of ~~Health and~~ Environmental ~~Control~~ Services (~~SCDHEC~~ SCDES) and the Western Carolina Sewer Authority if applicable. If public sewage facilities are proven infeasible, the developer shall contact the ~~SCDHEC~~ SCDES for septic tank approval information.

M. Where zoning exists within City of Simpsonville, all preliminary subdivision plans shall show the existing zoning classification for the area being platted and all abutting property. Such plan shall comply with the requirements of the Zoning Ordinance in effect in the area proposed for a subdivision. If the area or any part being platted will not meet the minimum requirements of the Zoning Ordinance, and the developer's design requires the area to be rezoned, the developer must make an application for a zoning change with ~~the appropriate authority~~ city staff. The application for rezoning must be submitted to ~~the appropriate legislative body~~ Simpsonville Planning staff prior to the approval of a preliminary subdivision plan.

N. If the area or any part of the area being platted lies within a special sewer or water district, this district shall be shown clearly on the preliminary plan.

O. Location of existing electric, natural gas, water, and sewer rights-of-way.

P. The proposed use of any land reserved by the developer. This includes open space, recreation areas and other non-specific reserved areas. The plan shall include a description of the use, dimensions of areas, plans for recreational equipment, pedestrian ways, etc.

Q. Statement of source of boundary survey and date of survey.

R. Computed square footage of each lot of the subdivision.

S. Surveyed delineation of any wetland area within the subdivision.

T. Applicant shall provide, with the Preliminary Plan, a certification that the owner of the land has given consent to have the proposed subdivision submitted for review.

U. Lighting Plan in accordance with Section ~~10:7.16~~ 4.8 Lighting, Simpsonville Zoning Ordinance.

V. Pedestrian ways in accordance with Section ~~10:9.3~~ 4.7, Pedestrian Walkways, Simpsonville Zoning Ordinance.

W. Buffers in accordance with Section ~~10:4~~, 4.9 Buffers, Simpsonville Zoning Ordinance.

X. Sight easements in accordance with Section ~~10:9~~, 4.7.5 Traffic and Pedestrian Safety, Simpsonville Zoning Ordinance.

3.3. Approved Preliminary Plans

~~One copy of the subdivision plan given preliminary approval shall be available within five (5) working days by the Planning staff for each of the affected public agencies as well as the subdivider and/or his authorized agent.~~ After preliminary approval is granted, the following information shall be submitted for review prior to construction:

A. A detailed drainage plan will be submitted to the City Engineer. The detailed drainage plan shall have a separate topographic map with not greater than 10-foot contour intervals showing the street and storm drainage plan by means of underground pipes using curb-type catch basins or surface ditches where applicable. These improvements shall be installed by the developer after approval by the City Engineer. Surface ditches shall show easement or right-of-way. Also, each drainage basin shall indicate basin area, design runoff coefficient, time of concentration, and average slope. Each run of pipe or channel will indicate size, design slope, design flow in CFS, and velocity. All the above shall comply with adopted county drainage design and construction regulations. (Cross reference "Drainage Design and Construction" Section 10.1-H)

B. At the time the drainage plan is submitted, a road centerline plan and profile and plan for each street shall be prepared with the plan immediately above the profile. Scales shall be 1 inch = 10 feet vertical and 1 inch = 100 feet horizontal. The following will be shown:

1. Alignment information.
2. Existing and proposed centerline at no less than 100-foot stations.

C. At the time the drainage plan and centerline profiles are submitted, the engineer of record shall submit a summary for preliminary approval outlining the construction materials and soil density testing program proposed for the project. This outline shall indicate the frequency and depths of density tests anticipated for all fills and backfilling of utility trenches located within the dedicated road right-of-way, as well as any other data he considers pertinent to compaction.

D. Where the subdivision includes a lake or pond (existing or to be constructed) in connection with the development, a plan showing profiles of the proposed dam structure as well as all design information shall be submitted to the South Carolina Land Resource Commission for review. If these water impoundments are additionally a part of the storm water management of a subdivision, such plans must also be reviewed by the City Engineering Department.

E. Detailed plans of any proposed entrance islands and any proposed cul-de-sac islands shall be submitted to the ~~Greenville County~~ <u>City of Simpsonville</u> Planning staff prior to construction. These plans must include any proposed or existing plant materials.

ARTICLE 4. SUMMARY/RECORD PLAT APPROVAL

4.1. Summary Approval

The Executive Director or his authorized representative shall be permitted to sign summary plats of subdivisions on existing public streets without such subdivisions of land having first obtained preliminary approval. Such division of land must meet the minimum requirements of these regulations. A Summary Plat is defined as any division of land into 6 or fewer lots without the creation of public or private roads per Greenville County (SAC). ~~A filing fee of $25 per plat must be paid.~~ Prior to receiving summary approval, it shall be determined that the lots have access to and frontage on a public right-of-way which has been accepted by the City, County, or the South Carolina Department ~~of Highways and Public~~ Transportation (~~SCDHPT~~) (SCDOT) for continuous maintenance. Acceptable water and sewer service must be available to all lots shown on the plat. Appropriate documentation of water and sewer service must be provided to the City of Simpsonville by the agency approving such service. Additionally, the County Engineer may require the developer to provide additional drainage information if necessary. An applicant looking to submit for summary plat approval should consult with Greenville County SAC for the specific submittal requirements. ~~The summary plat must contain the following information:~~

~~Two copies of the summary plat (See Exhibit C) shall be submitted at a scale of at least 1 inch - 100 feet on reproducible 3 mil (.003) mylar. The summary plat shall not exceed 22" x 27" overall dimensions. The summary plat must contain the following information:~~

~~A. Street names~~
~~B. Lot lines and building lines~~
~~C. Lot and block book numbers~~
~~D. Reservations, easements, public accesses or sites for other than residential uses with explanation of purpose~~
~~E. North arrow, graphic scale, date, and title~~
~~F. Location and description of monuments~~
~~G. Name, location, and ownership of adjoining property~~
~~H. Name of subdivider or owner~~
~~I. Name of surveyor or engineer with appropriate certifications~~
~~J. Number of acres~~
~~K. Embossed seal of a registered land surveyor~~

All summary plats shall be stamped as such and signed by the Executive Director of the Greenville County Planning Commission or the authorized representative. A file copy of the plat must be provided to the Greenville County planning staff.

~~In the case of summary plats which contain not more than two lots, the developer will not be required to submit the standard final plat as shown in Exhibit C, but instead will be allowed to record the plat on a paper plat not to exceed 17-1/2 x 23 inches which contains as a minimum the information listed in Section 4.1.~~

4.2. Specifications for a Record Plat

A record plat is defined as a plat which is used for the purpose of indicating ownership of existing recorded lots and represents a re-recording of specific properties by a new survey. It is intended to allow individual properties under one ownership to be re-recorded in the RMC office without requiring the owner to conform to the strict definition of a subdivision. This section will also be applicable to mortgage plats or those plats which are used for financial purposes only and are not to be used to transfer property from one owner to the other.

A record plat may be recorded in the office of the Register of Mesne Conveyance, (Suite S-2100, Greenville County Square) without any prior approval of the Simpsonville Planning Commission or the Greenville County planning staff provided such record plat has a certification from a registered land surveyor thereon which states, "This plat is not a subdivision as defined in the City of Simpsonville Land Development Regulations, Article 2, Definitions."

All Record plats shall be stamped as such and signed by City of Simpsonville planning staff. The plat must be on at least 18" X 24". Once plats have been stamped, plats must be recorded in the office of the Greenville County Register of Deeds, (Suite S-2100)

4.3 Specifications for a Simple Plat

A simple plat is defined as a division of one parcel of land into two lots where the parent parcel has not been subdivided since 2003 and the resulting lots meet the underlying zoning and/or Land Development Regulations.

A. Location map
B. Street names and inventory numbers
C. Lot lines (existing and proposed) and building lines
D. Proposed lot numbers
E. Tax map number
F. Reservations, easements, floodplain drainage easements, public accesses or sites for other than residential uses with explanation of purpose
G. Legend, north arrow, graphic scale, date, and title
H. Location and description of monuments
I. Tax map numbers and full names of adjoining landowners
J. Name of subdivider or owner
K. Name of SC registered land surveyor with embossed seal
L. Number of acres
M. Appropriate Right of Way required
N. Drainage easements shall be provided for all drainage out falls from the roadway.
O. Area of Special Flood Hazard
P. Cemeteries and Burial Grounds
Q. USGS Blue line streams with City of Simpsonville buffer easements

4.4 Specifications for an Exempt Plat

Exempt plats are plats of record that do not conform to the strict definition of a subdivision as described in LDR but must be submitted to Simpsonville Planning Staff for review prior to recording. The following plats are considered **Exempt**:

- Survey plat (whether newly performed or historical) showing existing lots of record and does not

create roads or shared drives.

- Mortgage plat (used for purchasing property)
- Lot line adjustments where the total number of lots is not increased and the resultant lots meet the requirements of the underlying zoning and/or LDR.
- Combination or recombination of entire lots of record where no new street or change in existing streets is involved.
- Division of land into parcels of 5 acres or more where no new street is involved.

All simple plats & exempt plats shall be stamped as such and signed by City of Simpsonville planning staff. The plat must be on at least 18" X 24". Once plats have been stamped, plats must be recorded in the office of the Greenville County Register of Deeds, (Suite S-2100)

(Reserved)

EXHIBIT A

ARTICLE 5. FINAL PLAT REQUIREMENTS

5.1. Final Approval Procedure

The subdivider shall prepare a final map of the subdivision upon fulfillment of the requirements of these regulations and the conditions of preliminary approval, if any. The final plan map is the map prepared for recordation and is referred to as the final plat. The Director of the Greenville County Planning Commission or the authorized representative shall be empowered to certify for recording final plats of subdivisions with recommendations from Simpsonville Planning Staff.

No subdivision shall be given final approval until all improvements have been installed and certification of their acceptability has been submitted to the Greenville County planning staff by the appropriate agencies. No subdivision containing public roads shall be granted final acceptance until the Greenville County planning staff receives an affidavit from the donor(s) of the roads and the contractor(s) who constructed the roads stating that all construction costs have been paid and that the road is free of all encumbrances. (See Exhibit ~~N~~ I) The subdivision owner or his authorized agent may also submit security of the type prescribed by Article 6 of The City of Simpsonville Land Development Regulations. No final plat shall be given final approval unless assurances have been made or certificates of acceptability and affidavits of payment have been received by the Greenville County Planning staff. No subdivision shall be granted final approval until the Greenville County planning staff has received a copy of the dedication of private easements to the appropriate agencies, if applicable.

The Executive Director or the designated representative shall be authorized to sign the final plat upon compliance with all conditions and requirements of these regulations. The final plat must be recorded by the subdivider or his authorized agent in the office of the Greenville County Register of Mesne Conveyance (Suite S-2100, Greenville County Square) within seven days of the date of final approval by the Greenville County planning staff or such approval shall be void.

A subdivision owner or the authorized agent may request final approval of a portion or portions of the subdivision provided that such a request is in compliance with an approved preliminary plan and that the requirements of these regulations are met.

5.2. Final Plat Requirements

~~Two copies of the final plat (See Exhibit D) shall be submitted~~ The Final Plat application and fee must be submitted through the Online Permit Development Center -Greenville County Cityworks portal at a scale of at least 1 inch to 100 feet. ~~on reproducible 3 mil (.003) mylar. The final plat shall not exceed 22" x 27" overall dimensions. If the final plat is drawn in two or more sections, each section shall be accompanied by a key map showing the location of each section.~~

~~Additionally, digital files shall be submitted in a standard format. These files shall consist of a copy of the CAD drawing containing all applicable layers and an ASCII text file describing the technical parameters and contact information for the CAD file (metadata). Electronic information submitted shall be used only for the anonymous inclusion into the Greenville County Geographic Information Systems. Disclaimers and limiting statements may be placed in electronic submissions, provided such disclaimers do not direct liability to the County or create indemnification by the County to the party submitting electronic files.~~

Consult with the Greenville County Final Plat Submittal Packet Checklist for complete details in addition to the checklist below.

5.3. Final Plat - Requirement Check List

A. The title of each map shall contain the following information: subdivision name, name of owner and his address, location as to city and state, the date or dates the survey was made, scale in feet per inch in words or figures, and graphic scale, name, address, registration number, and crimped with the seal of the registered land surveyor who prepared the plat.

B. Parcels shall be referenced by South Carolina State Plane Coordinates, as defined in Title 27 Chapter 2 of the South Carolina Code of Laws, either by Global Positioning System (GPS) Surveys or Terrestrial Surveys. Surveys shall be performed in accordance with the State Minimum Standards published by the State Board of Registration for Professional Engineers and Land Surveyors unless higher standards are specified herein, wherein the higher standards shall apply. Inasmuch as possible, control surveys between geodetic monuments and property boundaries shall be extended from the nearest geodetic control monument(s). The specifications for horizontal control are as follows:

1. GPS Surveys shall follow procedures which ensure survey grade compatibility with the nearest geodetic control monuments. Survey grade GPS receivers shall be used with a manufacturer's stated accuracy of at least ± 5 cm ± 2 ppm. Although the nearest station may not always be suitable for occupation by GPS because of obstructions, property owners permissions or other reasons, the intent is to make ties to network stations within 10 kilometers (6.214 miles) of the project and to establish new coordinates on property corners to a spatial accuracy of 0.2 feet.

2. Terrestrial Survey monument ties shall meet South Carolina Class A Standards.

3. On all plats, directions shall be referenced to South Carolina Grid. Distances thereon shall be ground distances and not grid distances.

C. There shall appear on each map a certificate by the person making the survey stating the origin of the information shown on the map including deeds and any recorded data shown thereon or written notice that no survey was made. If a complete survey was made, the error of closure as calculated by latitudes and departures must be shown. The maximum allowable error of linear closure shall not be in excess of 1:3000. Any lines on the map that were not actually surveyed must be clearly indicated and a statement included revealing the source of information. The required certifications are shown in Exhibit ~~E~~ D

D. If the area of land parcels is shown, the method of computation used by the surveyor must be shown. Area "by estimation" or copied from another source is not acceptable.

E. Every map shall contain the following specific information:

1. Accurately positioned north arrow coordinated with any bearings shown on the map. Indication shall be made as to whether the north index is true, magnetic, or grid.

2. The final plat shall show sufficient data to determine readily and reproduce accurately on the ground the location, bearing, and length of every street and alley line, lot line, easement boundary line, and other property boundaries including the tangent and/or radius and other data for curved property lines to an appropriate accuracy and in conformance with good surveying practice.

3. The names of adjacent landowners and lot, block, and subdivision designations shall be

shown where they have been determined and verified by the surveyor.

4. All visible and apparent rights-of-way, water courses, utilities, roadways, and other such improvements shall be accurately located and appropriately sized easements provided.

5. Steel or iron pipe survey markers at least 20 inches long and one-half inch in diameter shall be set at all lot comers and a tall other survey points not marked by monuments.

6. The final plat shall present the full plan of development for the subject land, delineating by solid lines areas to be dedicated to the public for street, highway, park, and other public purposes. Easements for public or private uses (with such uses clearly noted) and building setback lines shall be indicated by broken lines. Plats accomplishing a resubdivision of land previously divided into streets and lots shall show existing property boundaries and lot designations in broken lines and proposed property boundaries and lot designations in solid lines.

7. If applicable, provide a statement dedicating an appurtenant utility easement to the appropriate agencies by the developer or owners' association in a horizontal property regime, planned unit development, or similar development.

8. If applicable, final plat shall indicate that roads are private and will not be maintained by the ~~county~~ City of Simpsonville unless improved to ~~county~~ city standards.

9. The final plat shall show the existing zoning classification ~~provided the subdivision is situated in a zoned area.~~ The plat shall indicate all applicable yard requirements and other dimensional requirements contained in the Zoning Ordinance.

10. If applicable, deed restrictions or restrictive covenants shall be recorded with the final plat. No deed restriction shall stipulate lower standards than the minimum standards required herein.

~~F. Plats submitted for recording shall be accompanied by an electronic copy. The following standards and procedures shall apply to this electronic copy:~~

~~1. Plats and drawings will be submitted as a drawing file in .DWG or .DXF format to Greenville County's FTP site or on a CD-ROM, or other digital media approved by Greenville County.~~

~~2. The submitted media shall be legibly labeled with the drawing or plat name, filename, drawing type (preliminary, final, etc.), project contact information (name, affiliation, phone number, and E-mail address), and submittal and file creation dates.~~

~~3. Coordinate datum shall be the current South Carolina State Plane Coordinate System as specified in Title 27 Chapter 2 of the South Carolina Code of Laws.~~

~~4. South Carolina State Plane Coordinates shall be inherent to the submitted drawing file. That is, the submitted drawing file shall contain South Carolina State Plane Coordinates, not local grid or paper source coordinates.~~

5. To the extent possible, the submitted drawing file shall be named the same as the hardcopy plat. File names shall not exceed 27 characters. Long subdivision or plat file names may be abbreviated provided there is a clear relationship to the name of the hardcopy plat.

6. The submitted drawing file shall include the features and text classified by the standard layer and naming convention shown in the following table. Drawing features and associated text shall not be combined in one layer. Text included in drawing files shall use standard fonts that can be read without third-party software.

Layer Number	**Layer Name**	**Feature Type**	**Layer Description**
2	PARCEL1	Line	Parcel/lot boundaries
4	ROW1	Line	Rights-of-way delineating private/public land boundary
6	GCP1	Point	Ground control points for drawing file
17	CNTRLIN1	Line	Street/road centerlines (paved and unpaved)
26	EAS	Line	Utilities, wildlife, transp., storm drainage/detention, etc.
51	LOTNUM1	Text	Proposed parcel lot number
52	LOTDIM1	Text	Bearings, distance, acreage, and x/y of POB
54	RDNAME1	Text	Street/road name
55	RDNAME2	Text	Road number (Federal, State, County highways, etc.)
59	EASTYPE	Text	Type of easement (utility, transp., wildlife, storm, etc.)

7. Closure is critical in converting CAD features to GIS features. All linear and polygon features must be snapped closed, when applicable, and free of symbols (e.g. circles at property corners) that break line continuity.

8. Submitted drawing files shall contain only complete parcel polygon features in the PARCEL1 layer. Incomplete parcel boundaries, provided for reference, may be included in an open layer.

~~9. A metadata text file with the same name as the drawing file is required with each electronic submission. This text file shall provide the following technical parameters and contact information for the survey:~~

~~Plat/Subdivision Name:~~
~~Drawing/File Name:~~

~~Type of Drawing (Preliminary, Final, As-Built, etc.):~~
~~Submittal Date:~~
~~County:~~
~~City:~~

~~Parent Parcel Number:~~
~~Number of Lots:~~

~~Type of Survey (GPS or Terrestrial):~~

~~Reference Monument Names/Numbers:~~
~~Plat Tie Point Description:~~
~~Grid Bearing and Grid Distance to Monuments:~~
~~State Plan Coordinates of the Plat Tie Point:~~

~~GPS Unit Type (Manufacturer and Model):~~
~~Elevation Reference: Y/N~~

~~Prepared by (Firm Name):~~
~~Street Address:~~
~~City:~~
~~State:~~
~~Zip Code:~~
~~Phone Number:~~
~~E-mail:~~

~~Software/Version Used:~~

5.4. Effect of Approval and Recording

Approval of the final plat and subsequent filing of such plat in the office of the Greenville County Register of Mesne Conveyance (Suite ~~1300~~, S-2100 Greenville County Square) shall be deemed an offer to dedicate all streets and other public areas shown on the plat. Recording the final plat shall have the effect of transferring title of the proposed streets to the City of Simpsonville.

If street construction is not completed and approval is granted under the requirements of a performance bond to ensure the completion of the streets, the developer shall then assume liability for damages which might be incurred by persons using the streets prior to the time that the streets are accepted by the City for continuous maintenance.

5.5. Final Plat Revisions

If it should become necessary to revise a final plat that has been recorded, the subdivider shall have the registered engineer or land surveyor submit a revised final plat under the provisions of Sections 5.2 and 5.3 of the City of Simpsonville Land Development Regulations.

5.6. Exemptions

All surveyors shall be encouraged to tie all surveys, wherever possible, to the state plane coordinate system. Referencing surveys and plats to state plane coordinates improves the County's land records and streamlines the process by which surveys and plats are conveyed into the County GIS. Therefore, the intent of this section is not meant to discourage surveyors from tying surveys to the state plane coordinate system.

The following surveys shall be exempt from state plane coordinate reference:

4. Re-tracement surveys of property in existing, platted subdivisions already recorded in the Greenville County Register of Deeds Office.

5. Any boundary survey of more than one mile in distance as measured along public roads from a published geodetic monument.

6. Any subdivision of seven (7) or less lots AND less than 25 acres in total aggregate including all phases and sections severed from the parent parcel(s).

(Reserved)

ARTICLE 6. PERFORMANCE BOND REQUIREMENTS

6.1. ~~Performance Bonds~~ Bond Requirements

The Simpsonville Planning ~~Commission~~ Staff shall have no obligation to allow developers to post a Payment and Performance Bond ~~bond~~ instead of completed physical improvements; however, it may permit such bonding if it so desires. When Payment and Performance Bond ~~bonds~~ are permitted, the developer shall submit to the Simpsonville Public Works Director, or his designee, ~~Greenville County planning staff~~ actual cost estimates based on actual bid pricing furnished by the developer's contractors and subcontractors. The City requires signed contracts from each contractor for all major items of work be furnished to document the cost estimates. ~~prepared by the developer's contractors or subcontractors and verified by the County Engineer. These estimates shall cover the full cost of all physical improvements. The bond amount shall be 125 percent of the current cost estimates. A developer may choose either of the following two methods outlined in 6.1-A and 6.1-B to execute said bond:~~

~~A. A developer submitting a subdivision plat for final approval whether an individual, partnership, or corporation may execute his own bond if it is accompanied by an irrevocable letter of credit from a bank or savings and loan association, cash, a certified check, certificates of deposit, or U. S. government securities properly securing the amount of the bond. If a developer is unable to comply with these requirements, a bond executed by a corporate surety satisfactory to the City shall be required (See Exhibit F).~~

~~B. All subdivisions will be developed in accordance with the rules and regulations enacted by City of Simpsonville Council. In order to proceed with the development and to assure that minimum County specifications will be met, a developer may request the City of Simpsonville to accept an Assignment to Secure Performance Bond and Completion of Improvements. This assignment states that "said developer has secured a development loan from a lending institution, and that a specified amount of this loan, as verified by actual cost estimates submitted by contractors, will be held by the issuing institution until all improvements required by the City of Simpsonville Land Development Regulations are complete and accepted by the appropriate agencies." The amount held in escrow for the required improvements will equal 125 percent of the actual cost estimates (See Exhibit G).~~

Subdivisions built in Phases will require a separate cost estimate and bonding, as described above, for each Phase of construction. Cost will be based on updated bid pricing furnished by the developer's contractors and subcontractors. Subdivisions built in Phases will require separate Payment and Performance Bonds for each Phase.

See references for Performance Bonds and Payment Bonds below:

City of Simpsonville - Public Works Department Rev. 10-13-2025 Form No. 672A **PERFORMANCE AND INDEMNITY BOND**	Date Bond Executed:
Principal:	Bond Number:
Surety:	
Penal Sum of Bond	Date of Contract:
Project S. C. File No(s).:	Contract Number:

KNOW ALL MEN BY THESE PRESENTS, That we, the PRINCIPAL AND SURETY above named are held and firmly bound unto the City of Simpsonville Public Works Department, hereinafter called the Department, in the penal sum of the amount stated above which shall be equal to the full amount (100%) of the contract, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the principal entered into a certain contract with the Department, numbered and dated as shown above and hereto attached:

NOW, THEREFORE, if the principal shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions and agreements of said contract during the original term of said contract and any extensions thereof that may be granted by the Department, with or without notice to the surety, and during the life of any guaranty required under the contract, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of any and all duly authorized modifications of said contract that may hereafter be made, notice of which modifications to the surety being hereby waived, then, this obligation to be void; otherwise to remain in full force and virtue.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their several seals on the date indicated above, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

Attest _____ Corporate Secretary In Presence of: Witness (2 required) 1. _____ 2. _____	FOR CORPORATE PRINCIPAL _____ Corporation Name _____ Business Address By: _____ Title: _____ Corporate Seal
In Presence of: Witness (2 required) 1. _____ 2. _____	SURETY/INSURER _____ Surety/ Insurers Name _____ Business Address Corporate Seal By: _____ Title: _____

City of Simpsonville - Public Works Department Rev. 10-13-2025 Form No. 673 **PAYMENT BOND**	Date Bond Executed:
Principal:	Bond Number:
Surety:	
Penal Sum of Bond:	Date of Contract:
Project S. C. File No(s).:	Contract Number:

KNOW ALL MEN BY THESE PRESENTS, That we, the PRINCIPAL AND SURETY above named are held and firmly bound unto the City of Simpsonville Public Works Department, hereinafter called the Department, in the penal sum of the amount stated above which shall be equal to the full amount (100%) of the contract, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the principal entered into a certain contract with the Department, numbered and dated as shown above and hereto attached:

NOW, THEREFORE, if the principal shall promptly make payment to all persons supplying labor and material, such being construed to include, but not limit to, that part of water, gas, power, light, heat, oil, gasoline, telephone service, or rental equipment directly applicable to the contract, in the prosecution of the work provided for in said contract, and any and all duly authorized modifications of said contract that may hereafter be made, notice by which modifications to the surety being hereby waived, then this obligation to be void; otherwise to remain in full force and virtue.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their several seals on the date indicated above, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

Attest _____ Corporate Secretary In Presence of: Witness (2 required) 1. _____ 2. _____	FOR CORPORATE PRINCIPAL _____ Corporation Name _____ Business Address By: _____ Title: _____ Corporate Seal
In Presence of: Witness (2 required) 1. _____ 2. _____	SURETY/INSURER _____ Surety/ Insurers Name _____ Business Address By: _____ Title: _____ Corporate Seal

6.2. Initial Bonding Period

All bonds shall be posted with the ~~Commission~~ Greenville County Subdivision Administration for and on behalf of the Simpsonville Planning ~~Commission~~ Staff. The developer shall furnish to the City the estimated date that construction will begin and the estimated duration of construction (start work date and completion date). The Payment and Performance Bonds shall be in effect until all construction activities are completed. ~~The initial bond will be in effect for one year, subject to conditions as specified by the City of Simpsonville through the Greenville County planning staff.~~

6.3. Constructing Required Improvements under Bond

After the ~~Commission~~ County Subdivision Administration has approved a final plat and permitted bonding to ensure completion of required improvements, the developer shall complete such improvements. When constructing the required improvements for the subdivision, the following procedures shall apply:

A. Prior to construction, a set of plans will be submitted for review to the City Engineer bearing a certificate by a registered engineer that the plans comply with the City's subdivision design standards.

B. During construction, inspections will be conducted in accordance with Section 10.1-G Inspections.

The City of Simpsonville will perform additional inspections as deemed necessary during the following construction activities:

1. During the installation of all stormwater drainage structure and drainage pipe, the City of Simpsonville Public Works Director, or his designee, shall make periodic inspections to ensure that all drainage structures and drainage pipes are manufactured and installed in accordance with Section 714 of the SCDOT Standard Specifications, latest Edition. Compaction Reports for pipe trenches will be reviewed at this time for all completed pipe installations. Compaction Reports shall be kept on site or available within a 30-minute time period.

2. The City of Simpsonville Public Works Director, or his designee, will verify that the subgrade conforms to the lines, grades and cross-section shown on the project plans prior to placement of Grade Aggregate Base Course or Asphaltic materials, per Section 208 of the SCDOT Standard Specifications.

3. The City of Simpsonville Public Works Director, or his designee, will verify that the subgrade for curb & gutter and sidewalk conforms to the lines, grades and cross-section shown on the project plans prior to placement of concrete for these items.

C. After completing each phase of road and drainage improvements, the developer shall notify the ~~County~~ City Engineer that the improvements are ready for inspection. Upon such notification, the ~~County~~ City Engineer shall perform inspections of all required improvements. Upon completion of the improvements, "Record Drawings" shall be submitted with certification that the subdivision's design and construction are in compliance with the ~~county's~~ City's Land Development Regulations. Certifications are to be made by a registered professional engineer licensed in South Carolina. ~~(See Reference Item C)~~

D. After completing all public water improvements, the developer shall notify the Greenville Water Works where applicable, the Environmental Quality Control office of the South Carolina Department of Health and Environmental Control, and other appropriate district authorities, that the improvements are ready for final inspection.

E. After completing all sewer improvements, the developer's engineer shall certify to the Environmental Quality Control Office of the SCD~~HEC~~DES, Western Carolina Regional Sewer Authority (WCRSA) where applicable, and the appropriate district authority, that the improvements are ready for inspection. The Environmental Quality Control officers of the South Carolina Department of ~~Health and~~ Environmental ~~Control~~ Services shall issue a permit to operate for water and sewer before systems are placed into service.

F. In addition to the technical inspections by the appropriate agencies, the Subdivision Administrator for the City of Simpsonville shall make such inspections as necessary to ensure compliance with the Land Development Regulations and the preliminary plat as submitted.

6.4. Notification to ~~Commission~~ Subdivision Administration

When the required improvements have been installed and accepted by the proper authority, that agency shall notify the Greenville County Subdivision Administration staff by letter. At any time prior to the anticipated completion date, if the improvements are not completed or progressing in accordance with City requirements; the proper authority shall notify the ~~planning staff~~ Subdivision Administration and recommend that the bonding company be notified to complete the required work within a specified period of time.

6.5. ~~Commission~~ Subdivision Administration Action

Following notification to the Greenville County ~~planning staff~~ Subdivision Administration, ~~the~~ City staff shall then either release the bond, redeem the bond and call for completion of the required improvements within a specified period of time, or if requested by the subdivider, extend the bond. Prior to granting an extension, the City of Simpsonville, with recommendation of the ~~County~~ City Engineer and the Simpsonville Administrator, shall review actual cost estimates and work to be completed to ensure that the extended bond is adequate to cover the remaining work. All bond extension requests shall be accompanied by a fee of $10.

6.6 Dedications

After the adoption of a major street plan as provided by law, the City or other public authority shall not accept, lay out, open, improve, grade, pave, or light any street; or authorize the laying of water mains, sewers, connections, or other facilities or utilities in any street within the subdivision jurisdiction of the Simpsonville Planning Commission unless such street has been accepted, opened, or shall have otherwise received the legal status of a public street prior to the attachment of the City of Simpsonville's subdivision jurisdiction, or unless such street corresponds in its location and lines with a street shown on a subdivision plat approved by the Simpsonville Planning Commission. The governing body may locate and construct or may accept any other street if the Ordinance or other measure for such location and construction or for such acceptance is first submitted to the Simpsonville Planning Commission for its approval.

No subdivision shall be granted final (record) approval until the Greenville County planning staff has received a statement duly acknowledged before some officer authorized to take acknowledgement of deeds

and signed by each owner of the property to the effect that: (1) the subdivision plan shown on the preliminary plan or a reasonable revision thereof is made with his or their free consent and in accordance with their desires; (2) the dedication of streets or roads shown on the plat and the road dedication form is freely offered; (3) the property shown on the plat is not encumbered by a recorded deed of trust or mortgage or by a judgment rendered by any court. (If the property is encumbered by a recorded deed of trust or mortgage, a duly acknowledged statement containing the consent of the trustee and the holder of the lien shall be submitted. Proof of the satisfaction and discharge of any judgment shall also be shown.) Copies of the dedications required are available from the City of Simpsonville office (See Exhibits ~~I~~F-1, ~~I~~F-2, ~~I~~F-3)

6.7 Maintenance of Common Areas within Subdivision Developments

The membership rights and obligations related to the common areas in a subdivision shall be described in covenants running with the land. All common areas shall be properly maintained. Failure on the part of an individual, corporation, firm, partnership, or association to meet all maintenance obligations shall be in violation of this Ordinance and subject to the penalties contained herein.

6.8 Standards for Deed Restrictions or Restrictive Covenants

No deed restrictions or restrictive covenants shall stipulate lower standards than the minimum required herein or within the City of Simpsonville Zoning Ordinance.

(Reserved)

ARTICLE 7. WATER SUPPLY/SEWAGE DISPOSAL REQUIREMENTS

7.1. Required Improvements

Except as provided in Article 6, Performance Bonds, the following improvements shall have been completed and approved in accordance with the general standards specified below before any final plat of a subdivision shall be eligible for final approval by the Greenville County ~~planning staff~~ SAC.

7.2. Water Supply and Sewage Disposal Systems

A. General

The developer shall be required to install water supply, including fire protection, unless demonstrated that line size will not permit such fire protection and sewage disposal systems in accordance with the standards, procedures, and policies of the governing authority. When public water is used all lots created must be located within ~~1,000~~ 600 feet of a fire hydrant.

B. Procedure

After a preliminary approval has been granted by the Simpsonville Planning Commission, plans for proposed housing developments or any subdivision of land intended for housing lots shall be submitted to the Environmental Quality Control Office of the ~~SCDHEC~~ SCDES, and to the elected or appointed water and/or sewer district bound by law for their approval. Plans for individual sewage facilities shall be submitted at this time by the developer to the ~~SCDHEC~~ SCDES and the WCRSA, when applicable, for approval in accordance with their rules and regulations. The Greenville County planning staff shall be notified in writing by the ~~SCDHEC~~ SCDES and the applicable sewer authority of their action prior to granting final approval of the subdivision plat.

7.3. Public Water and Sewer Systems

All extensions of public water and sewer systems, including fire protection systems, shall have the approval of the appropriate agency involved and shall be constructed according to their specifications and under their supervision. For sewage facilities involving new discharge or sewage collection systems, a preliminary engineering report will be submitted to the Environmental Quality Control Office of the ~~SCDHEC~~ SCDES for approval prior to preliminary approval being granted by the Simpsonville Planning Commission. The ~~Greenville County~~ Simpsonville planning staff shall be notified in writing by the Environmental Quality Control office of the ~~SCDHEC~~ SCDES and where necessary the appropriate agency of the acceptance of these extensions prior to granting final approval of the subdivision plat.

Should public water systems prove unfeasible, a statement of approval for individual wells shall be obtained from the ~~SCDHEC~~ SCDES.

Should public sewer systems prove unfeasible, a statement of approval for individual septic tank usage shall be obtained from the ~~SCDHEC~~ SCDES. Individual permits shall be obtained from the ~~SCDHEC~~ SCDES at the time of development of each lot.

7.4. Private Water and Sewer Systems

A. Water

Prior to construction, all community (private) water systems shall obtain a "Construction Permit" from the Environmental Quality Control office of the ~~SCDHEC~~ SCDES. The agency which issues the construction permit should be contacted when construction begins so they can make inspections. Upon completion and prior to placing the water system into service, Environmental Quality Control will make a final inspection and issue a copy of their "Permit to Operate" to the ~~Greenville County~~ City of Simpsonville planning staff. Should community (private) water systems prove unfeasible, a statement of approval for individual wells shall be obtained from the ~~SCDHEC~~ SCDES.

B. Sewer

Prior to construction, all community (private) sewer systems shall obtain a "Construction Permit" from the Environmental Quality Control Office of the ~~SCDHEC~~ SCDES. In order to make construction inspections, the Environmental Quality Control Office will be contacted when construction begins. Upon completion and prior to placing the sewer system into service, Environmental Quality Control will make a final inspection and issue a copy of their "Permit to Operate" to the ~~Greenville County~~ City of Simpsonville planning staff.

7.5. Water or Sewer Systems Not Connected to Municipal or District Systems

If a water and/or sewer system is not connected to a municipal or district system and serves an area outside a municipality or district, the responsibility for the operation and maintenance of the total facility must be approved by the Environmental Quality Control Office of the ~~SCDHEC~~ SCDES and the appropriate agency. This instrument must be recorded in the office of the Greenville County Register of Mesne Conveyance as required by the ~~SCDHEC~~ SCDES. Builders of systems which lie within the boundary of any legally constituted governmental jurisdiction such as a municipality or water and/or sewer district must submit written evidence to the Environmental Quality Control Office of the ~~SCDHEC~~ SCDES that the facility is under the control of the municipality or district and that the municipality or district accepts responsibility for the operation and maintenance of the facility.

ARTICLE 8. ROAD CLASSIFICATION AND DESIGN STANDARDS

8.1. Roadway Classification and Design Standards

Before any final plat of a subdivision shall be eligible for final approval, the street improvements shall have been completed and approved in accordance with the design standards as set forth in this section. Such approval shall be set forth in writing by the City Engineer stating that said improvements are located within the corporate limits of Simpsonville and were completed in accordance with standards and specification.

A. **Roadway Classifications**

For the purpose of this Ordinance, all streets within the subdivision jurisdiction area shall be classified based upon the geographic location of the proposed street. The ~~three~~ two category areas are: urban residential, ~~rural residential,~~ and industrial/commercial.

~~1.~~ **Urban Residential** (See Subdivision Jurisdiction Map Exhibit A)

The Urban Residential area, as defined on the Greenville County subdivision jurisdiction map, is an area classified by one or more of the following:

- the ~~1990~~ 2020 census as urban in character;
- the availability of water and sewer;
- the potential for being served by sewer within a reasonable period of time;

a. **Standard Urban:** The Standard Urban street is to be used in areas which conform to the characteristics of an urban residential area. The typical Urban Residential Design cross section varies in width according to the number of dwellings served by the street in accordance with the following list. (See Street Cross Section Exhibit M)

Class C - Residential Collector Street (Performance based)

A street which provides access to 50 or more residential dwelling units.

Class D - Residential Sub-Collector Street (Performance based)

A street which provides access to more than 15 but fewer than 50 residential dwelling units. A street may not be classified a Class D if it is designed in such a way that it may provide, at any future date, access to another street or to more than 50 dwelling units.

Class E - Residential Access Street (Performance based)

A street providing access to 15 or fewer residential dwelling units. A street may not be classified a Class E street if it is designed in such a way that it may provide at any future date access to another street or to more than 15 dwelling units.

Stub-Out

A street which provides or by its design could provide access to adjacent properties. ~~Stubouts should be considered Class C streets.~~

Street Type	Right-of-Way Width	Pavement Width
Class C, D, & E	44 feet	24 feet
~~**Class D**~~	~~42 feet~~	~~22 feet~~
~~**Class E**~~	~~40 feet~~	~~20 feet~~
Stub-out	44 feet	24 feet

~~2. **Rural Residential** (See Subdivision Jurisdiction Map Exhibit A)~~

~~An area will be considered rural residential if it lies in an area which is rural in character and generally does not contain water and sewer. The rural residential classification contains three street categories – the standard, mountainous, and transitional.~~

~~a. **Standard** – This street is intended to be used in all areas throughout the rural area as defined on the subdivision jurisdiction map. On a case-by-case basis, specific conditions may warrant the use of one of the other two rural street categories. Otherwise, rural residential standard street pavement and right-of-way widths will be performance based in accordance with those standards noted for rural residential streets. (See Exhibit M, Cross Section)~~

~~b. **Mountainous** – A roadway is eligible for this designation if it lies within the rural residential area as defined on the Subdivision Jurisdiction Map and if the immediate and surrounding terrain has an average minimum slope of 20 percent as determined by the City Engineer.~~

~~c. **Transitional** – A roadway is eligible for this street designation if the following conditions are met.~~

~~i. The property lies within the Rural Residential Area as defined on the Subdivision Jurisdiction Map.~~

~~ii. No lots or parcels having frontage on a transitional roadway shall be smaller than 5 acres.~~

~~iii. No more than one dwelling unit may be placed on a lot having frontage on a roadway in the transitional rural classification.~~

~~iv. The application of this classification shall have the joint approval of the City Engineer and the Planning Commission.~~

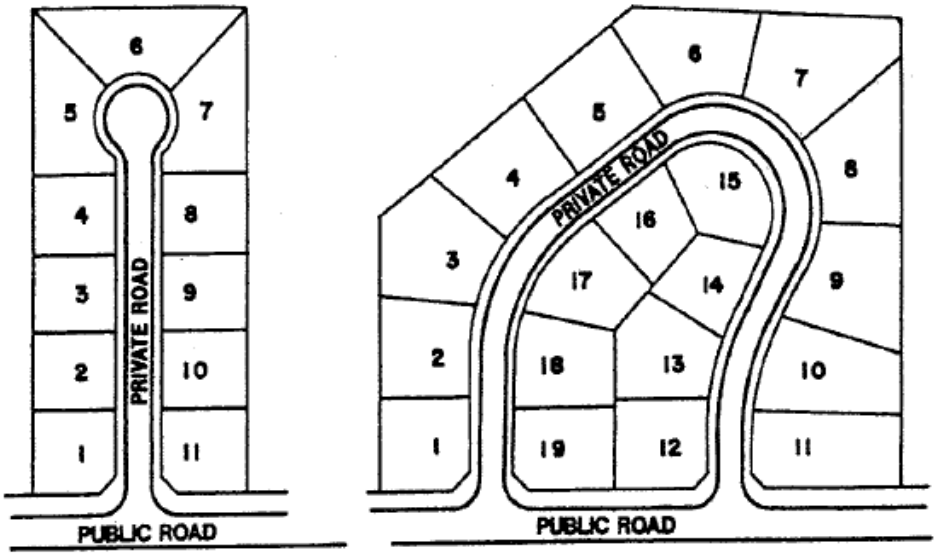
2. **Industrial/Commercial**

A roadway will be in this category if, as determined by the ~~Planning Commission~~ Public Works Director or his designee it is wholly or partially within a zoned Commercial, ~~Service~~, or Industrial district as established by ~~any municipal or county~~ the Simpsonville Zoning Ordinance. ~~In unzoned areas, this classification will be applied to those areas exhibiting the character or intent of commercial, service, or industrial use.~~

The right-of-way and pavement widths shall conform with the Design Standards Chart on Page ~~32~~ 8:13.

B. **Design Standards for Private Roads**

1. Private roads shall be limited to residential streets constructed as a cul-de-sac, loop street, or combinations thereof provided that the private road or road network does not allow through access between/among adjoining public roads.



2. All liability, maintenance, and upkeep of the travel surface, and all incidental structures shall be the responsibility of the landowners, developer or homeowners association. Installation and maintenance of driveway pipe, drainage features, street name signs and traffic control signs shall be the responsibility of the landowners, developer, or homeowners association.

3. Design standards- all private roads shall meet the following standards:

a. A minimum appurtenant utility easement of 40 feet.

b. A minimum paved roadway surface width of 20 feet.

c. Must be surfaced with a minimum of 4" of stone base material and ~~1-112" of asphaltic surface or 2" of binder with 1" of asphaltic surface.~~ 2” of

Intermediate Asphalt Course with 2" Asphalt Surface Course.

d. A minimum vertical clearance of 13 feet, 6 inches.

e. Meet the street off-set requirements as set forth in Section 8.1-7, Street Offsets, of these regulations.

f. Comply with the drainage design and construction standards outlined in Section 10.1-H, Drainage Design and Construction, of these regulations.

g. ~~Grade not to exceed 16 percent for a maximum distance of 150 linear feet~~. Grade not to exceed 10 percent for all Urban Residential Class C & D roads and 12 percent for all Urban Residential Class E roads

h. Meet property line and intersection requirements as set forth in Section 11.1-A, Sight Triangles, of these regulations.

i. The final plat on which a private road is established must contain the following statement.

"Each property owner is provided access to a public road by a private road of which each property owner has an undivided interest. The private access road will not be accepted and maintained as a public right-of-way until such time it meets minimum city land development standards."

j. The maximum number of lots cannot exceed more than 15 lots for the entire development

k. Must provide overflow parking at a ratio of 1 space per 3 dwelling units.

C. **Design Standards for Public Roads**

All public streets and roads within the Land Development Regulation jurisdiction area shall comply with the following design standards. To ascertain standards applying to any specific classification, refer to Design Standards Chart on Page ~~31~~ 8:10. In all instances where reference is made to a section of the South Carolina State Highway Department Standard Specifications for highway construction (SCD~~HP~~OT specifications), it is the most recent edition.

1. Right-of-Way

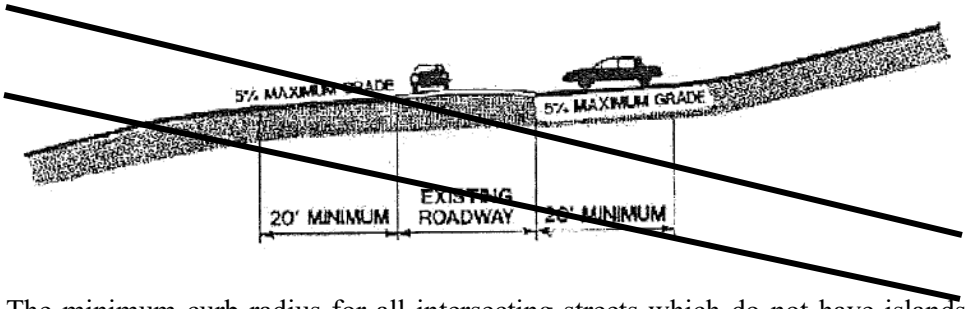
A proposed right-of-way shall be of sufficient width to accommodate the required street cross section, but in no case shall the right-of-way be less than that required in the Design Standards Chart. In instances where construction or maintenance may necessitate going beyond the normal right-of-way, a temporary right-of-way will be required to be given by easement.

2. Grades

The minimum tangent grade on any proposed street shall not be less than 1 percent and the maximum grade shall not exceed those listed in the Design Standards

Chart.

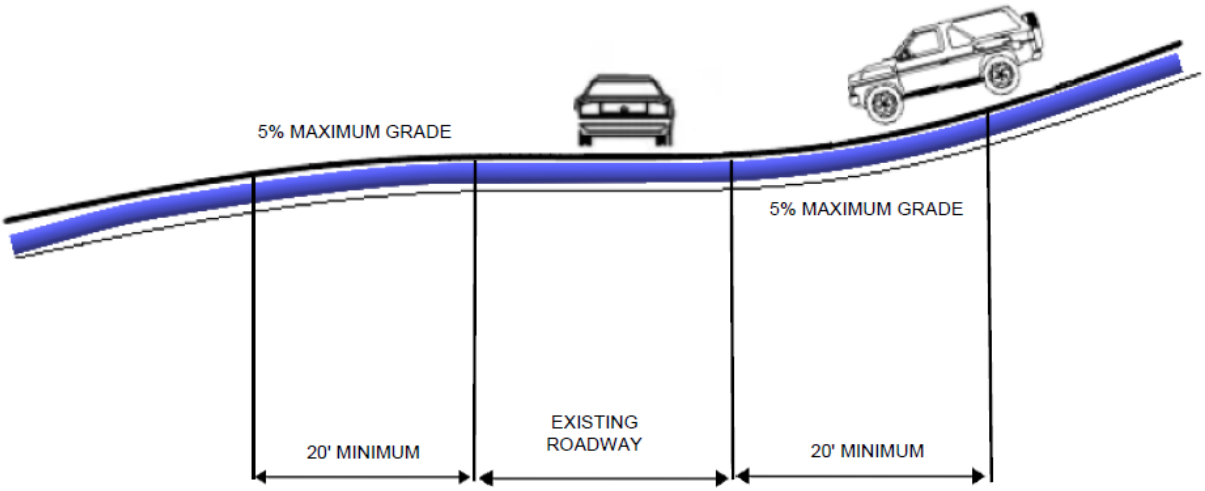
All proposed street grades when intersecting an existing street or highway shall be constructed as to meet the same horizontal grade of the existing intersection and shall have a maximum approach grade of 5 percent for a distance of 20 feet from the curb line elevation of the existing street to which the proposed connection is being made.

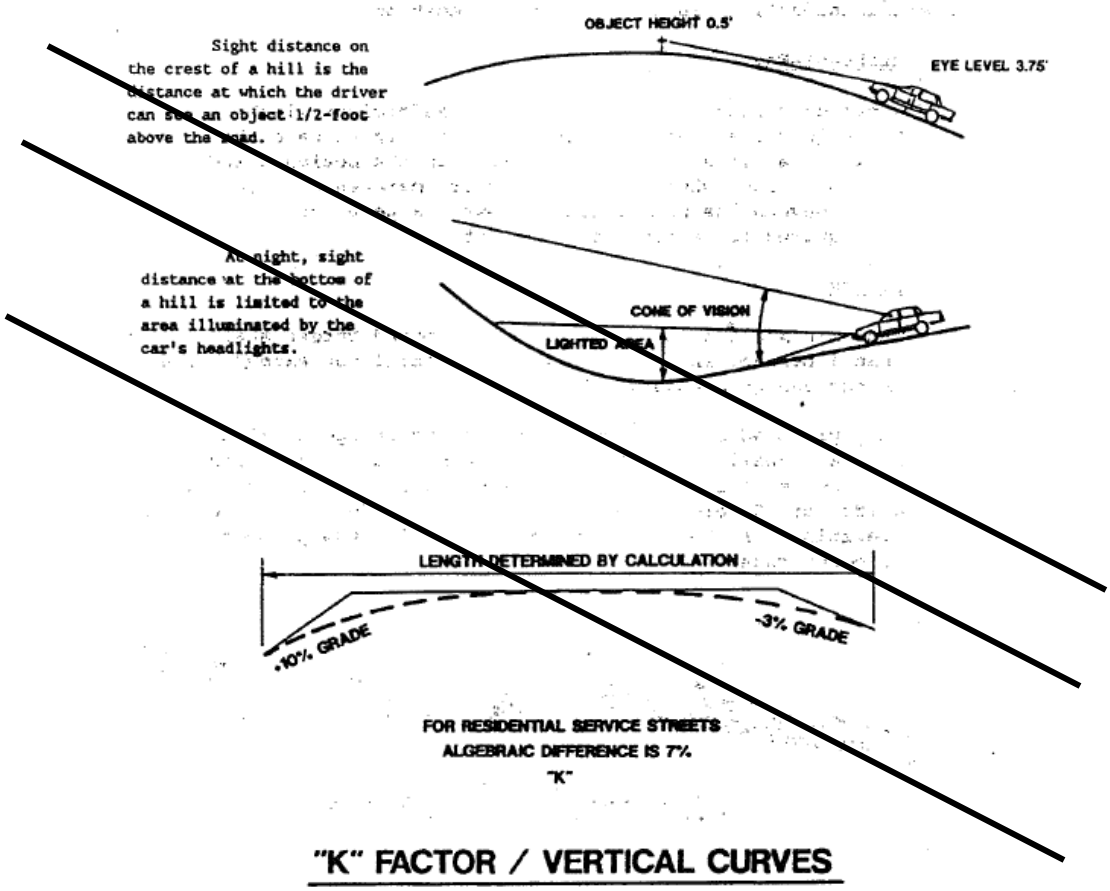


The minimum curb radius for all intersecting streets which do not have islands shall be 30 feet or as required by the City Engineer.

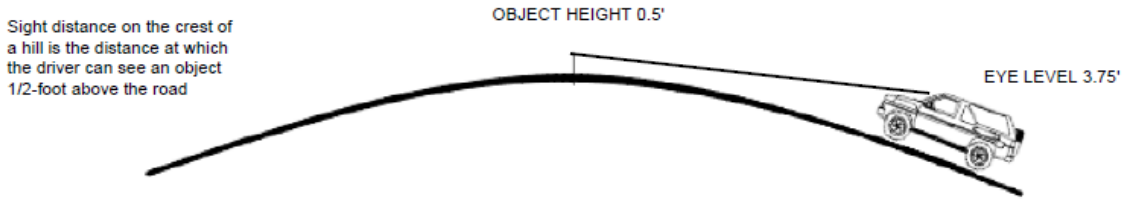
3. K-Factors Vertical Curves

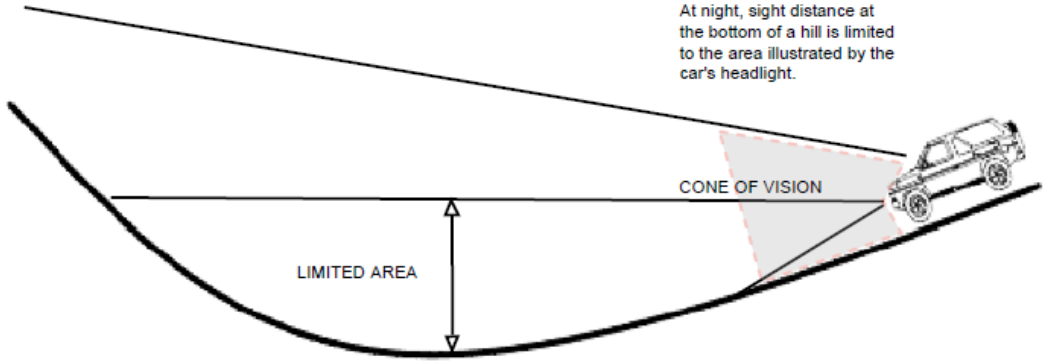
The following table shows the "K" factors allowed on the various classes of streets and the minimum design speeds which apply to those factors.

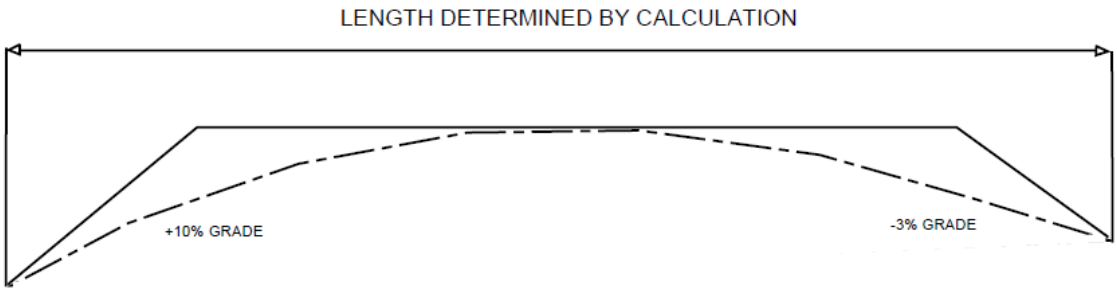




"K" FACTOR / VERTICAL CURVES







FOR RESIDENTIAL SERVICE STREETS
ALGERBRAIC DIFFERNCE IS 7%
"K"

"K" FACTOR / VERTICAL CURVES

Classification	"K" Crest	"K" Sag	Minimum Design Speed
C, D	16	~~24~~ 26	25
E, ~~Mountainous rural~~	~~9~~	~~15~~	~~20~~

New road construction roads shall meet all 25 mile per hour design speed criteria. Lower posted speed limits will be approved on a case-by-case basis by the City of Simpsonville.

When lower speed limits are approved, this speed will be shown on the final plat and will become the speed limit for those roads. All signs and speed limit designations shall be approved by the City of Simpsonville Planning Staff.

~~When these lower design speeds are used, the subject streets shall be posted with these speed limits. Those speeds will be shown on the final plat and will become the ordained speed limit for those roads. All signs and speed limit designations shall be approved by the County Transportation Planner ofthe Greenville County planning staff.~~

4. **Horizontal Curves**

Where a deflection angle of more than 10 degrees in the alignment of the street occurs, the right-of-way shall be curved. ~~The minimum horizontal radius of curvature at the centerline of proposed street rights of way shall be designed in accordance with the most current AASHTO Policy of Geometric Design and shall not be less than the following:~~

~~SUPERELEVATION~~

~~**Design Speed (MPH)**~~	~~**Maximum e**~~	~~**Minimum f**~~	~~**Total (e+f)**~~	~~**Rounded Maximum Degree of Curve**~~	~~**Minimum Radius (ft.)**~~
~~20~~	~~0.04~~ ~~0.06~~ ~~0.08~~	~~0.17~~	~~0.21~~ ~~0.23~~ ~~0.25~~	~~45~~ ~~49.25~~ ~~53.5~~	~~127~~ ~~116~~ ~~107~~
~~25~~	~~0.04~~ ~~0.06~~ ~~0.08~~	~~0.165~~	~~0.205~~ ~~0.225~~ ~~0.245~~	~~28~~ ~~30.75~~ ~~33.5~~	~~203~~ ~~185~~ ~~170~~
~~30~~	~~0.04~~ ~~0.06~~ ~~0.08~~	~~0.16~~	~~0.20~~ ~~0.22~~ ~~0.24~~	~~19~~ ~~21~~ ~~22.75~~	~~302~~ ~~273~~ ~~252~~
~~35~~	~~0.04~~ ~~0.06~~ ~~0.08~~	~~0.155~~	~~0.195~~ ~~0.215~~ ~~0.235~~	~~13.75~~ ~~15~~ ~~16.5~~	~~419~~ ~~380~~ ~~347~~

~~Note: This chart assembled from **AASHTO 1984 Edition** for Geometric Design of Highways and Streets.~~

Although superelevation is beneficial for traffic operations, various factors often combine to make its use impractical in low-speed urban areas. The factors include:

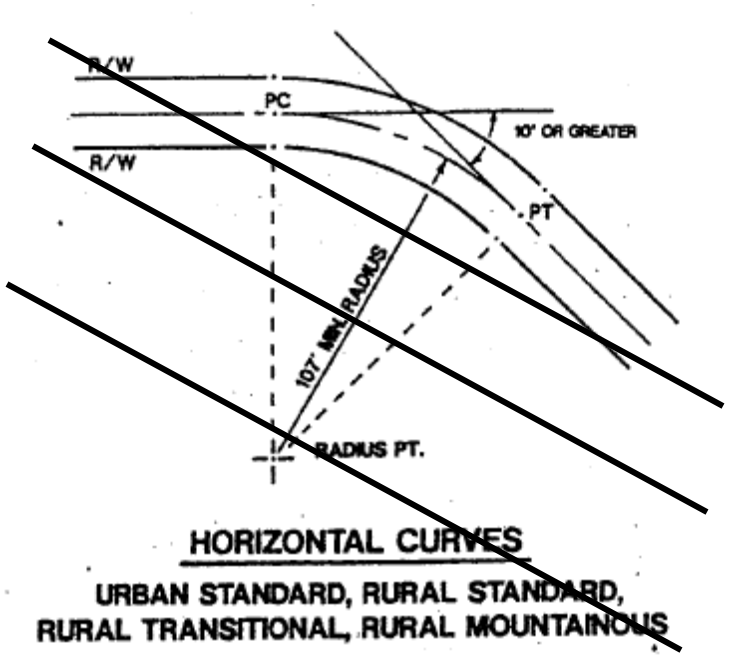
- wide pavement areas;
- the need to meet the grade of adjacent property;
- surface drainage considerations;
- the desire to maintain low-speed operations; and
- frequency of intersecting cross streets, alleys, and driveways.

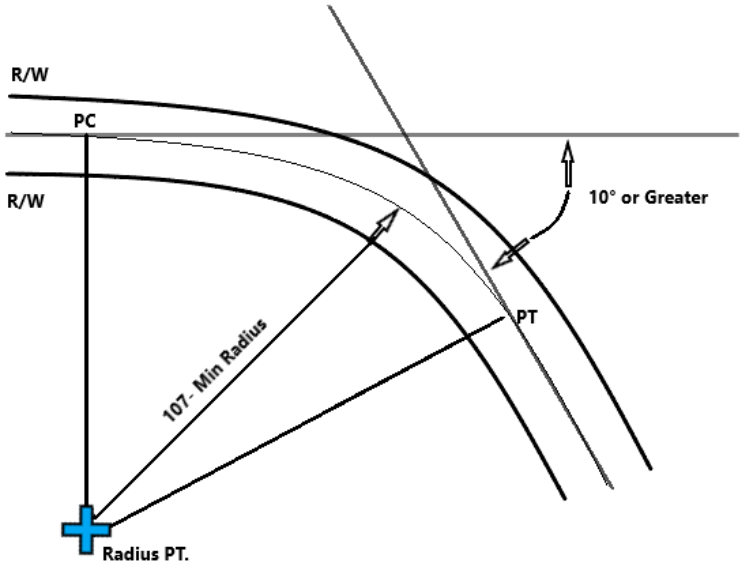
Therefore, horizontal curves on low-speed urban streets are frequently designed without superelevation sustaining the lateral force solely with side friction. For vehicles on the outside of the curve, the normal cross slope (2.00 percent) results in a negative or adverse superelevation.

Where superelevation is required on low-speed urban streets (Vd ≤ 45 miles per hour), AASHTO Method 2 is used for determining the design superelevation. AASHTO Policy recommends the following minimum radii for non-superelevation (Normal Crown – NC) for low-speed urban streets.

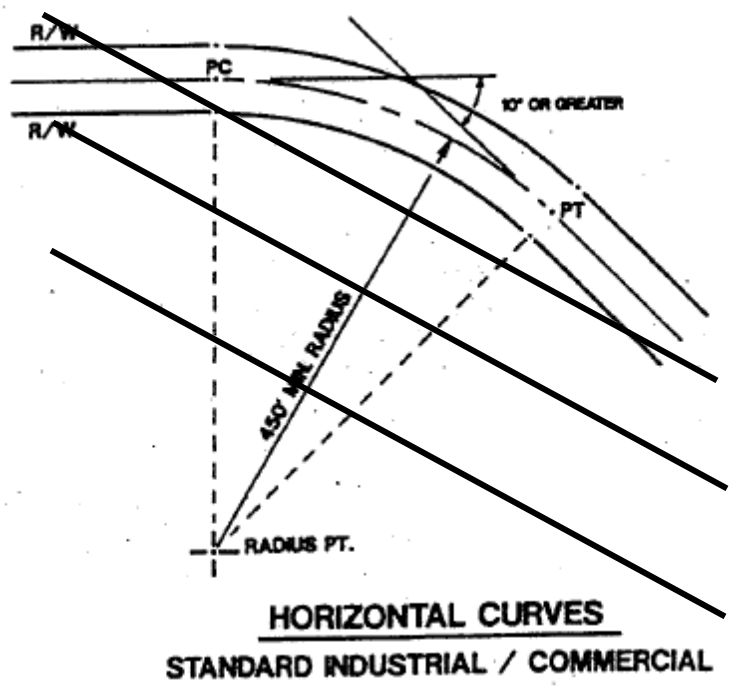
Design Speed = 20 mph	Design Speed = 25 mph	Design Speed = 30 mph
NC Min. Radius = 107 ft	NC Min. Radius = 198 ft.	NC Min. Radius = 333 ft.

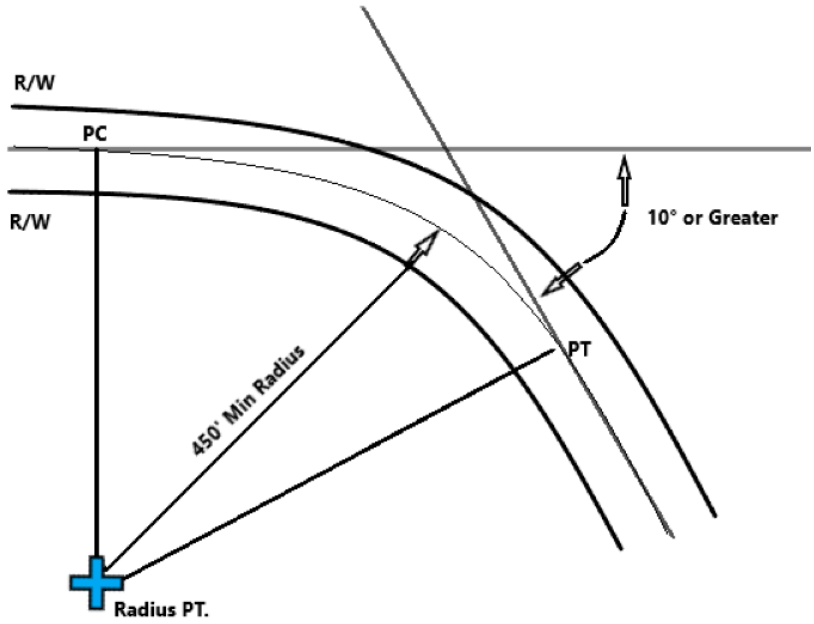
Urban Standard, ~~Rural Standard, Rural Transitional, Rural Mountainous~~ – ~~100~~ 107 feet





a. Urban Standard – 107 feet

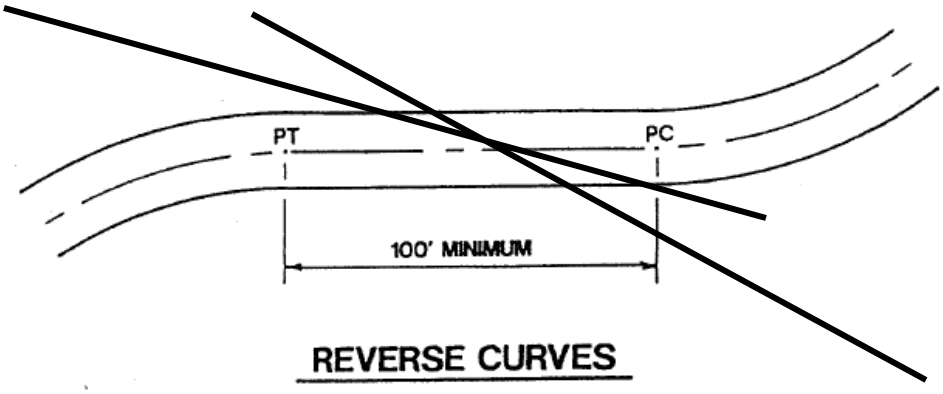


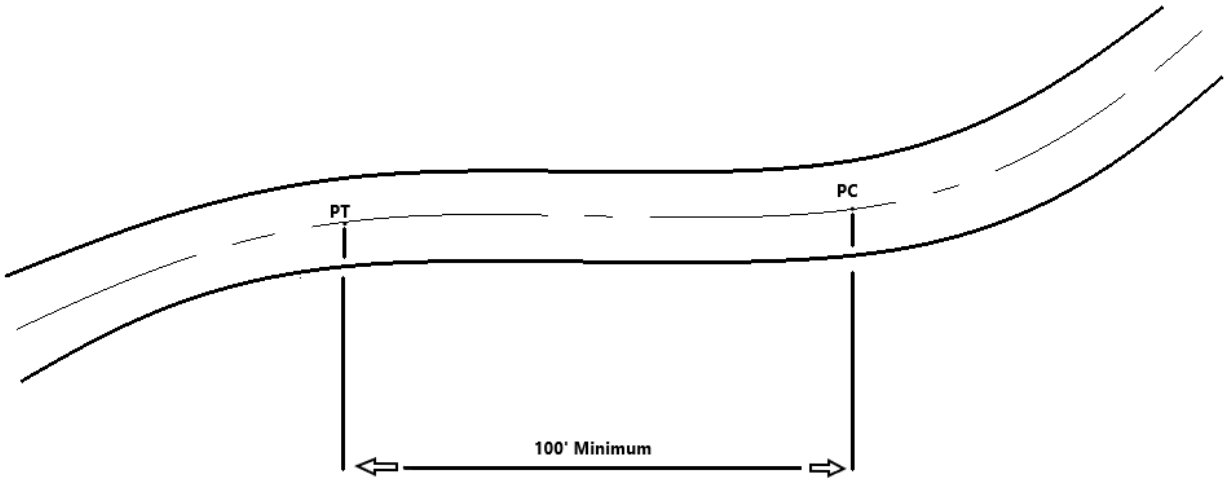


b. Standard Industrial/Commercial – 450 feet

5. **Reverse Curves**

Reverse curves in the street rights-of-way shall be connected by tangents of not less than the following dimensions:

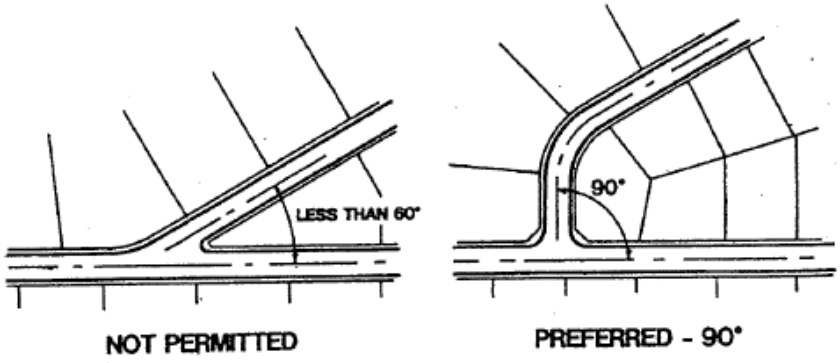




b. Standard Urban, ~~Standard Rural, Transitional Rural~~ - ~~100~~ 107 feet
c. Standard Industrial/Commercial - 150 feet
d. ~~Mountainous Rural - This classification will be individually judged for acceptability by the City Engineer.~~

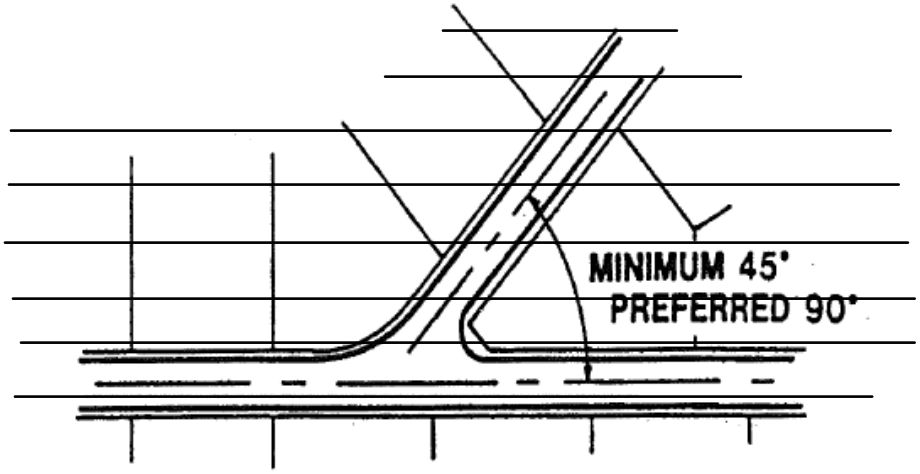
6. **Intersecting Streets**

a. Urban Standard, Rural Standard, Industrial/Commercial Standard, Transitional Rural Streets shall be laid out so as to intersect other streets at, preferably, right angles whenever possible. No street shall intersect any other street at an angle less than 60 degrees.



INTERSECTING STREETS

b. ~~Rural Mountainous streets shall be laid out so as to intersect other streets at, preferably, right angles whenever possible. No street shall intersect any other street at an angle less than 45 degrees.~~



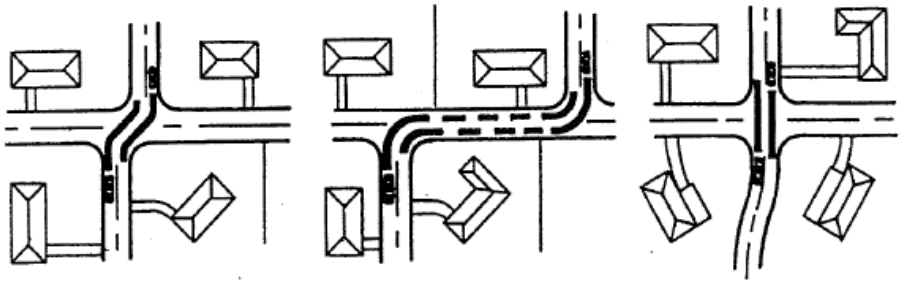
~~INTERSECTING STREETS~~

~~RURAL MOUNTAINOUS~~

7. **Street Offsets**

Where there is an offset in the alignment of a street across an intersection, the offset of the centerline shall be as shown in the following chart:

SPEED LIMIT ON MAIN THROUGH STREET	OFFSET IN FEET
25 MILES PER HOUR	125 FEET
35 MILES PER HOUR	150 FEET
45 MILES PER HOUR	175 FEET
55 MILES PER HOUR	200 FEET



STREET OFFSETS

~~DESIGN STANDARDS CHART~~

~~Thickness*** (Inches)~~

~~Street Classification~~	~~Min. ROW~~	~~Min. Pave. Width~~	~~Grade* Max/Min (Percent)~~	~~Tangent between Reverse Curbs~~	~~Horizontal Curves (Feet)~~	~~Full Depth Asphalt Surface /Binder~~	~~Asphalt with Binder and Stone Base Surface /Binder /Stone~~
~~Urban Standard~~							
~~Class C~~							
~~Class D~~	~~44~~	~~24~~	~~10/1~~	~~100~~	~~100*~~	~~2" 3"~~	~~1½" 2½" 6"~~
~~Class E~~	~~42~~	~~22~~	~~10/1~~	~~100~~	~~100*~~	~~2" 3"~~	~~1½" 2½" 6"~~
	~~40~~	~~20~~	~~12~~	~~100~~	~~100*~~	~~2" 3"~~	~~1½" 2½" 6"~~
~~Rural Standard~~	~~50~~	~~20~~	~~10/1~~		~~100*~~	~~1½"~~	~~1½" 2½" 6"~~
~~Rural Mountainous~~	~~50~~	~~20~~	~~15/1~~	~~**~~	~~**~~	~~1½"~~	~~1½" 2½" 6"~~
~~Rural Transitional~~	~~50~~	~~20~~	~~10/1~~	~~100~~	~~100*~~	~~1½"~~	~~1½" 2½" 6"~~
~~Industrial/Commercial~~	~~60~~	~~28~~	~~7/1~~	~~150~~	~~450~~	~~1½" 6"***~~	~~1½" 4 8"~~
~~Private~~	~~40~~	~~20~~	~~16/1~~	~~100~~	~~250~~	~~1½" 2" 2"~~	~~1½" 2" 4"~~

~~* Nominal - See AASHTO Specifications~~
~~** Rural Mountainous will be individually judged~~
~~*** Minimum compacted thicknesses~~
~~**** Must be placed in two (2) lifts in accordance with SCDHPT Standards~~

DESIGN STANDARDS CHART

(Inches shown is minimum compacted thickness)

Street Classification	Min. ROW	Min. Pave. Width	Grade* Max/Min (Percent)	Tangent between Reverse Curbs	Horizontal Curves (Feet) Surface /Binder	Full Depth Asphalt (inches)		Asphalt and Stone Base (Inches)		
						Surface	Surface & Intermediate	Surface	Intermediate	Stone
Residential Streets (Public & Private)										
Urban Standard										
Class C	44	24	10/1	100	198	1-1/2	2* 4**	1-1/2	2-1/2	6
Class D	44	24	10/1	100	198	1-1/2	2* 4**	1-1/2	2-1/2	6
Class E	44	24	12	100	198	1-1/2	2* 4**	1-1/2	2-1/2	6
Industrial/Commercial	60	28	7/1	150	198	2-1/2	2-1/2* 4**	1-1/2	4**	8
Private	40	20	16/1	100	250		2.5 0	2	0	6

*The First lift of Surface Course shall be placed within 7-days of placement of the Intermediate Course

**Must Be placed in 2 lifts

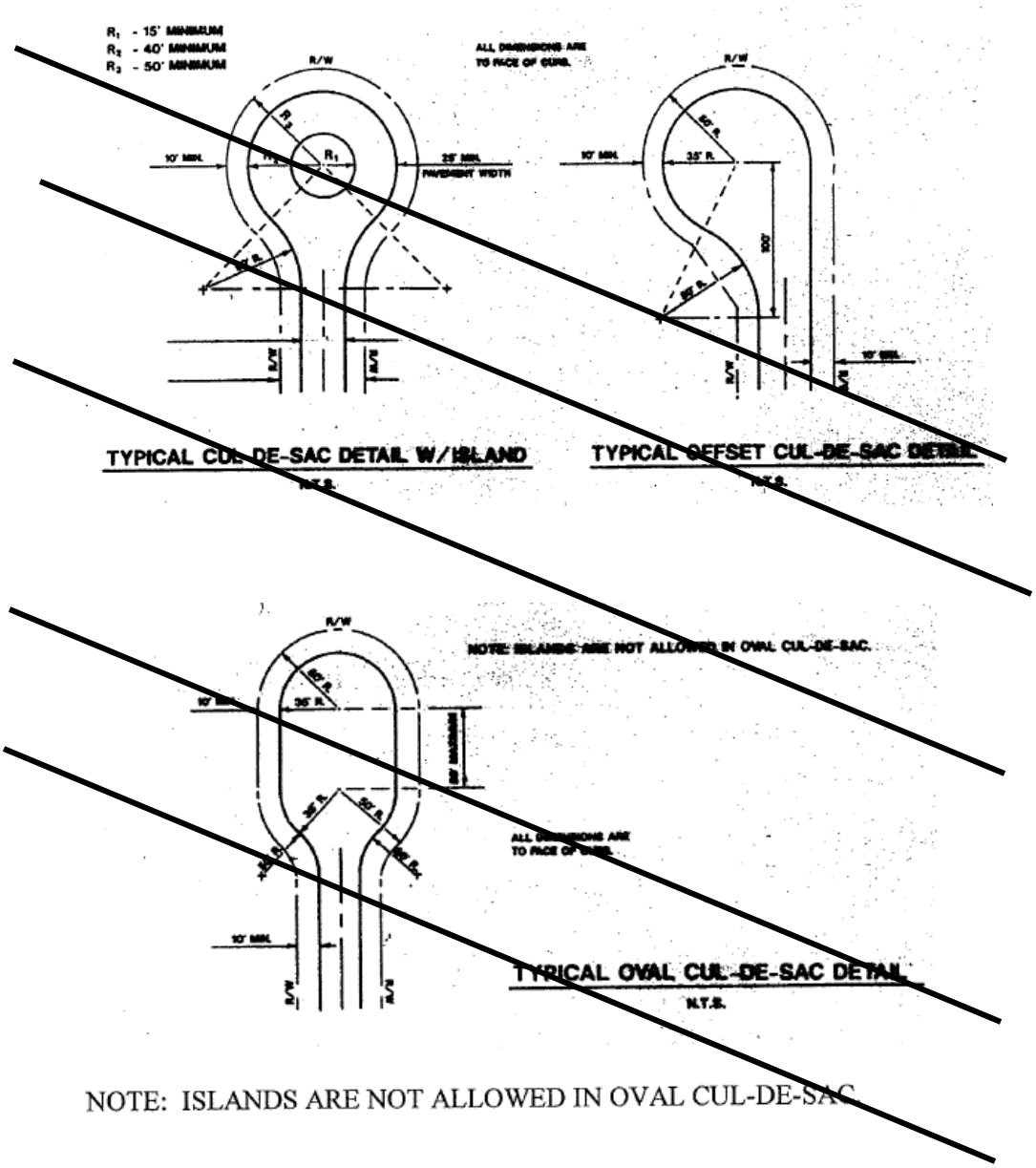
8. **Easements**

A 5-foot drainage and utility easement is required on each side of all interior side and rear lot lines. A 10-feet drainage and utility easement is required along all exterior rear lot lines. If an adjoining subdivision has already dedicated a rear 5-feet easement; the 10-feet requirement is reduced to 5 feet.

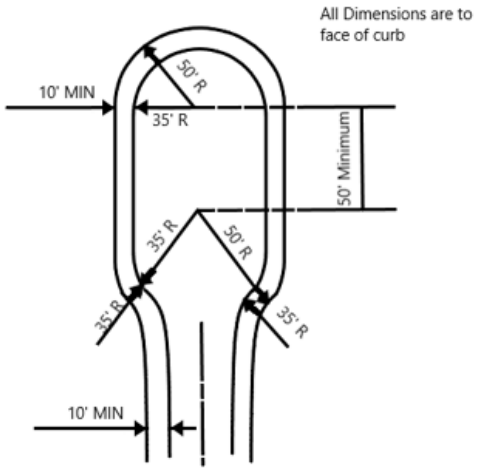
9. **Cul-de-sac Streets**

Cul-de-sac streets are defined as those streets designed to be permanently closed. Cul-de-sacs shall have a minimum length of 125 feet and a maximum length of 1,200 feet. A cul-de-sac may be extended beyond the 1,200-foot maximum length, if an interim turn-around is provided. Several alternatives are shown in this example.

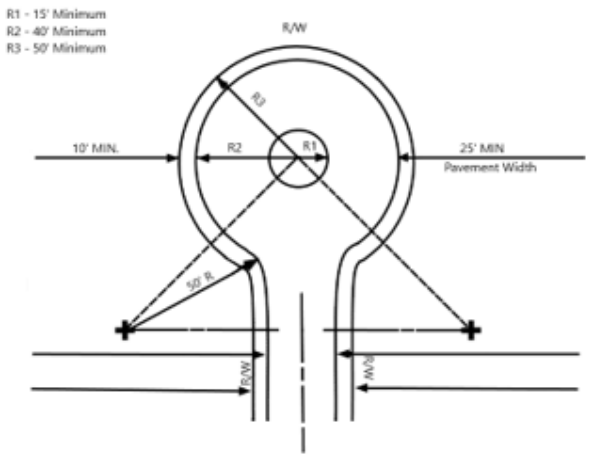
A cul-de-sac shall be terminated by a circular right-of-way and a circular paved surface for turning. Physical dimensions and options for right-of-way and paved turning surface are shown on the following examples.



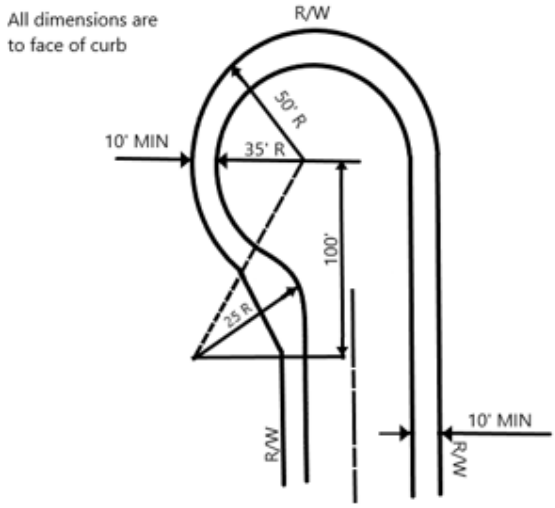
NOTE: ISLANDS ARE NOT ALLOWED IN OVAL CUL-DE-SAC



TYPICAL OVAL CUL-DE-SAC DETAIL
N.T.S
NOTE: ISLANDS ARE NOT ALLOWEDD IN OVAL CUL-DE-SAC



TYPICAL CUL-DE-SAC DETAIL W/ISLAND
N.T.S



TYPICAL OFFSET CUL-DE-SAC DETAIL
N.T.S

ARTICLE 9. TRAFFIC CONTROL ISLAND STANDARDS

9.1. Island Standards

A preliminary design plan for any proposed roadway islands shall be submitted to the City of Simpsonville with the preliminary plat. A detailed design plan for proposed roadway islands must be shown on the road plan and profile and shall adhere to the following standards:

A. **Roadways Surrounding Islands**

1. **Entrance Islands**

a. Minimum pavement width shall be 19 feet in the lane exiting the subdivision and 16 feet in the lane entering the subdivision.

b. Curb radius at the intersection shall be no less than 35 feet.

c. Pavement width beyond the end of the island shall be tapered at a rate of 8:1 to the typical pavement width.

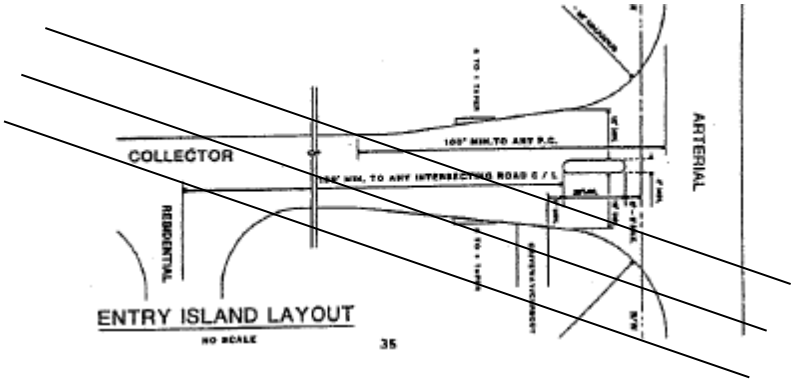
d. The centerline of intersecting streets shall be a minimum of 150 feet beyond the end of the entrance island. No taper shall be allowed across the width of intersecting roadways.

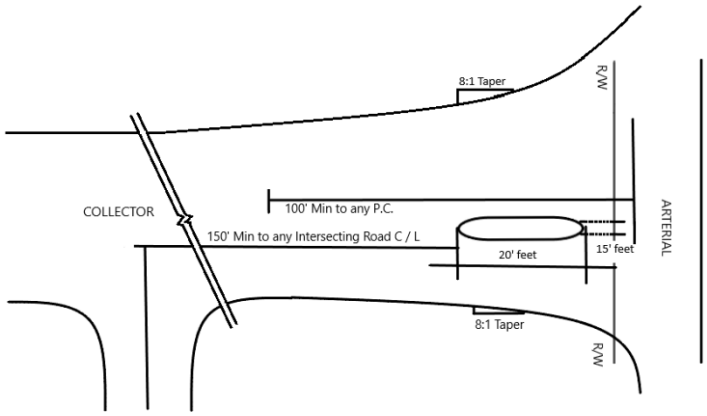
e. No driveway curb cuts shall be allowed within 5 feet of the end (rear) of the entrance island.

f. There shall be 100 feet of tangent roadway separating the entrance from a curve in the roadway.

g. The front of the island shall not encroach upon the intersecting right-of-way and shall not be more than 5 feet from the same right-of-way.

h. Detailed dimensions are shown as follows:



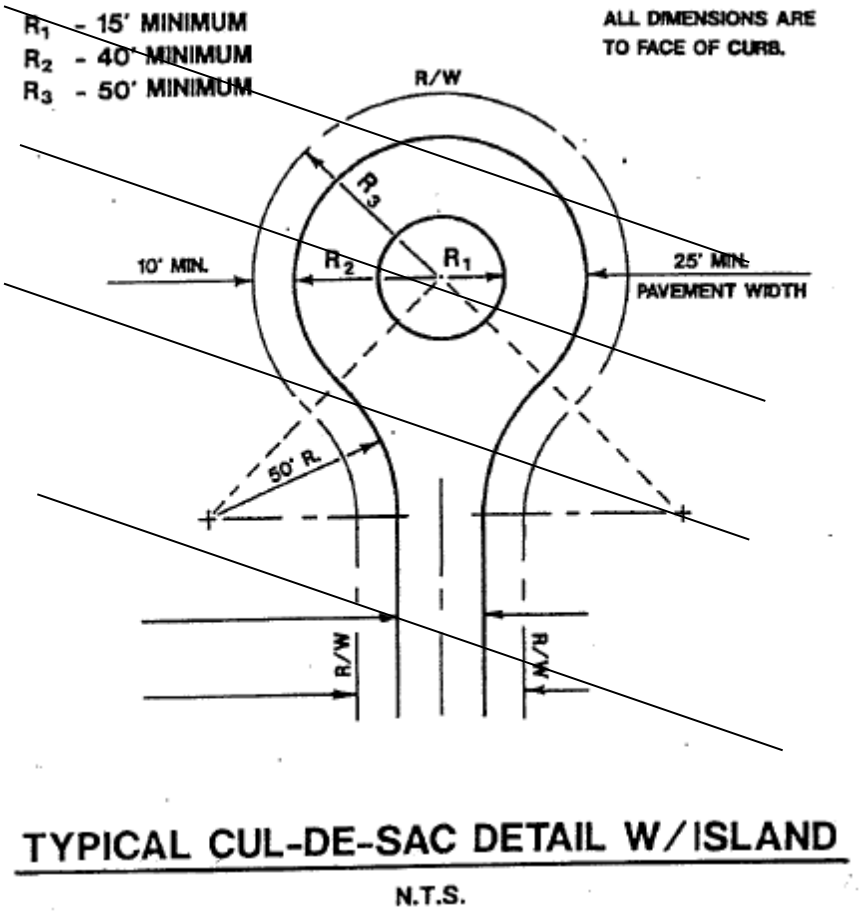

8:1 Taper
R/W
COLLECTOR
100' Min to any P.C.
150' Min to any Intersecting Road C / L
20' feet
15' feet
ARTERIAL
8:1 Taper
R/W

2. **Cul-de-sac Islands**

a. Pavement widths shall be in accordance with the most current AASHTO Policy on Geometric Design of Highways and Streets standards for WB-40 vehicles. A minimum width of 25 feet of paved surface shall surround the island.

b. A minimum 10-foot right-of-way shall be dedicated beyond the outside edge of pavement regardless of the shape or size of the cul-de-sac.

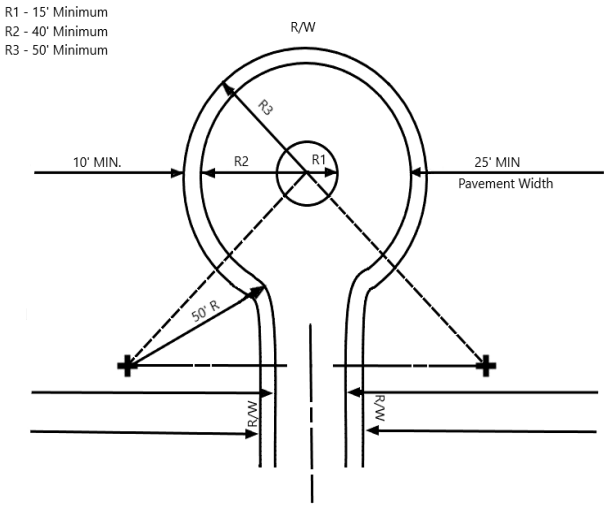
c. Detail dimensions are shown on the following example.



TYPICAL CUL-DE-SAC DETAIL W/ISLAND

N.T.S.

N.T.S.



TYPICAL CUL-DE-SAC DETAIL W/ISLAND

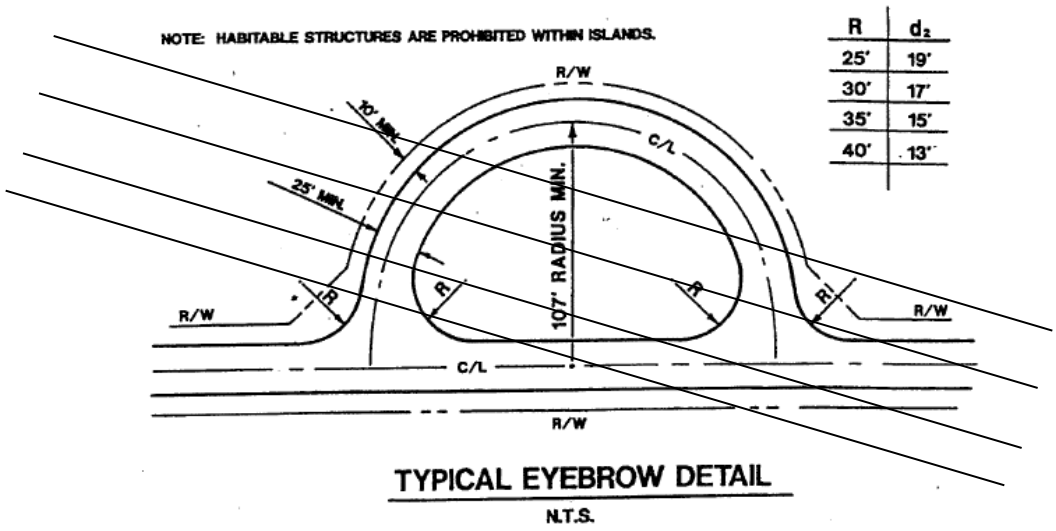
N.T.S.

3. **Eyebrows**

a. Pavement width design shall be in accordance with most current AASHTO Policy on Geometric Design of Highways and Streets standards for WB-40 vehicles. A minimum paved surface width of 25 feet is required.

b. A minimum 10-foot right-of-way shall be dedicated beyond the outside edge of pavement.

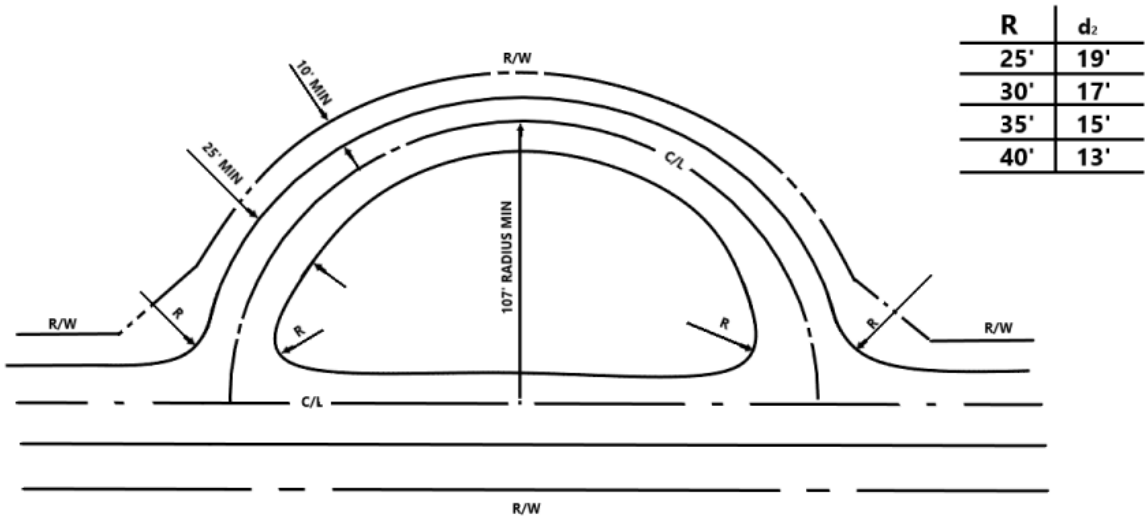
c. Detail dimensions are shown on the following example.



TYPICAL EYEBROW DETAIL

N.T.S.

NOTE: HABITABLE STRUCTURES ARE PROHIBITED WITHIN ISLANDS



TYPICAL EYEBROW DETAIL

N.T.S

B. **Island Design Requirements**

1. **Entrance Islands**

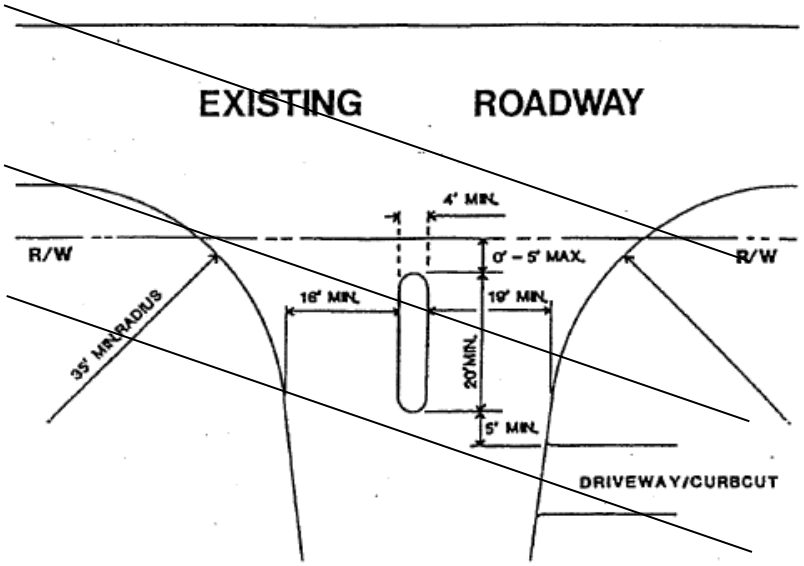
a. The island shall be curbed with the ends rounded.

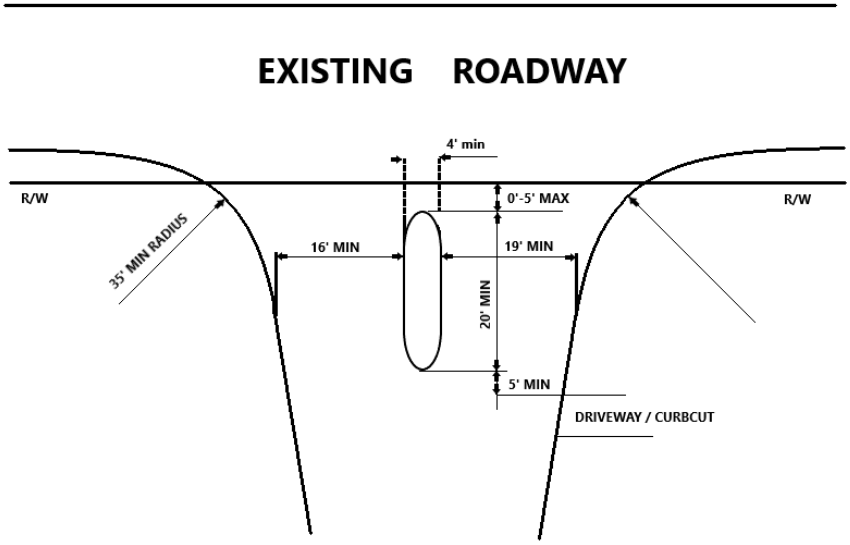
b. The island shall be underdrained in accordance with 10.2-C, Subsurface Drainage, of these regulations.

c. The minimum width of islands shall be 4 feet measured from the outside face of the curb to the direct opposite outside face of the curb.

d. The minimum length shall be 20 feet measured from the outside face of the curb.

e. Detailed dimensions are shown on the following example.





2. **Cul-de-sac Islands**

a. The islands shall be round in configuration and curbed. Tear drop or oblong configurations are prohibited.

b. Except in the case of offset cul-de-sac pavements, all cul-de-sac islands shall be directly centered in the right-of-way and underdrained in accordance with Section 10.2-C, Subsurface Drainage, of these regulations.

3. **Eyebrow Islands**

a. Eyebrow islands shall be curbed with ends rounded.

b. Eyebrow islands must be underdrained in accordance with Section 10.2-C, Subsurface Drainage, of these regulations.

C. **Plant Materials And Structures Within Islands**

1. A detailed landscape plan for all roadway island(s) shall be submitted to the ~~Greenville County~~ City of Simpsonville planning staff for review prior to installation of landscape/plant material. The plan shall adhere to the following standards.

a. The plant materials in the entrance island shall be maintained to provide a sight tunnel between the height of 30 inches and 72 inches above the adjacent roadway surface for a minimum distance of 35 feet from the intersecting right-of-way. Taller items may be placed in the entrance island beyond the point of 35 feet.

In cul-de-sac islands, eyebrow islands, and any island except entrance islands, no plant material with a mature height in excess of one (1) foot will be allowed within five (5) feet of the face of curbing.

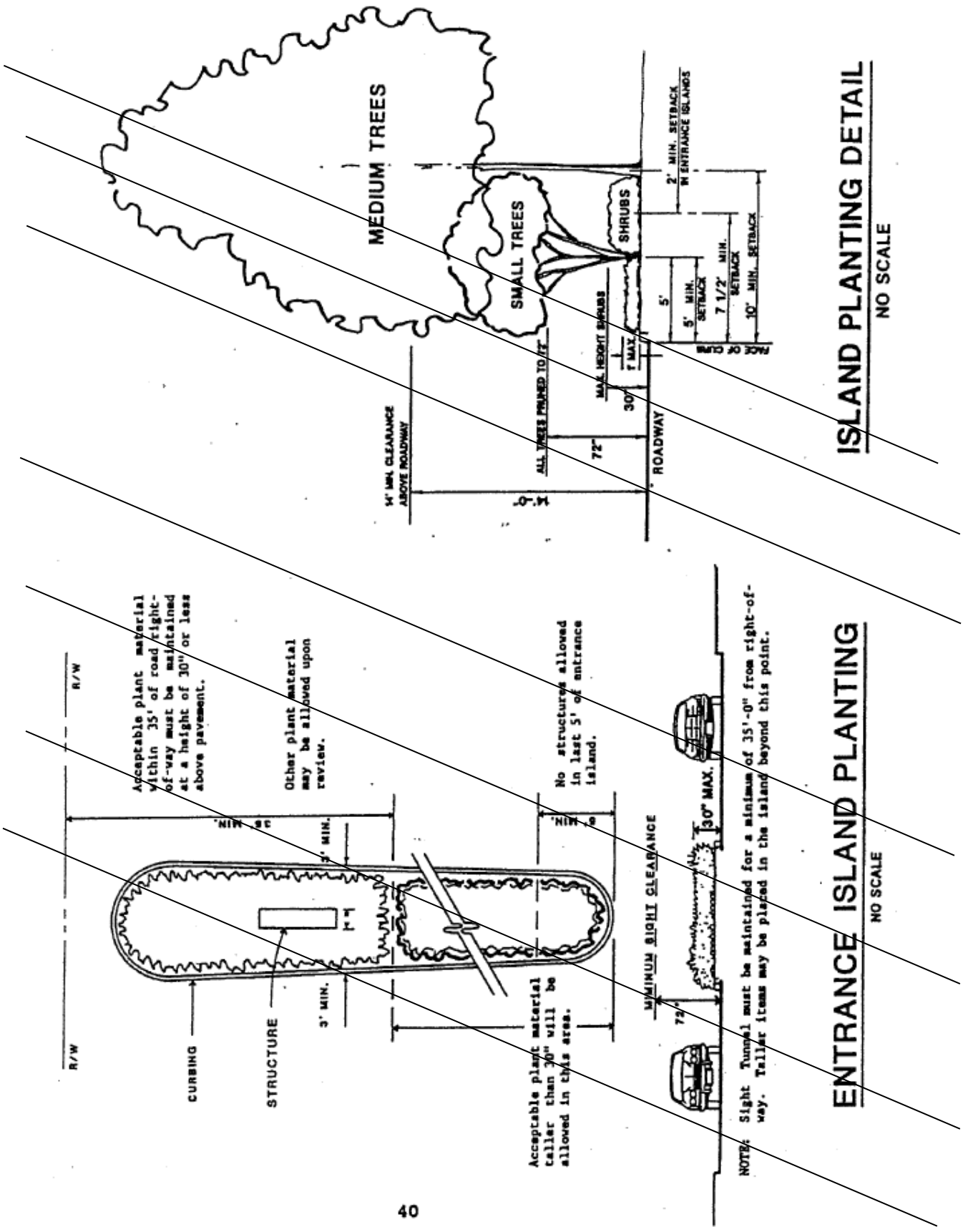
b. A sight tunnel between the height of 30 inches and 72 inches above the roadway elevation also shall be required for all plant materials located in islands within cui-de-sacs and eyebrows.

c. For acceptable plant materials see Exhibit ~~L~~ H. Other plant material may be allowed upon review by the Planning ~~Commission~~ Staff.

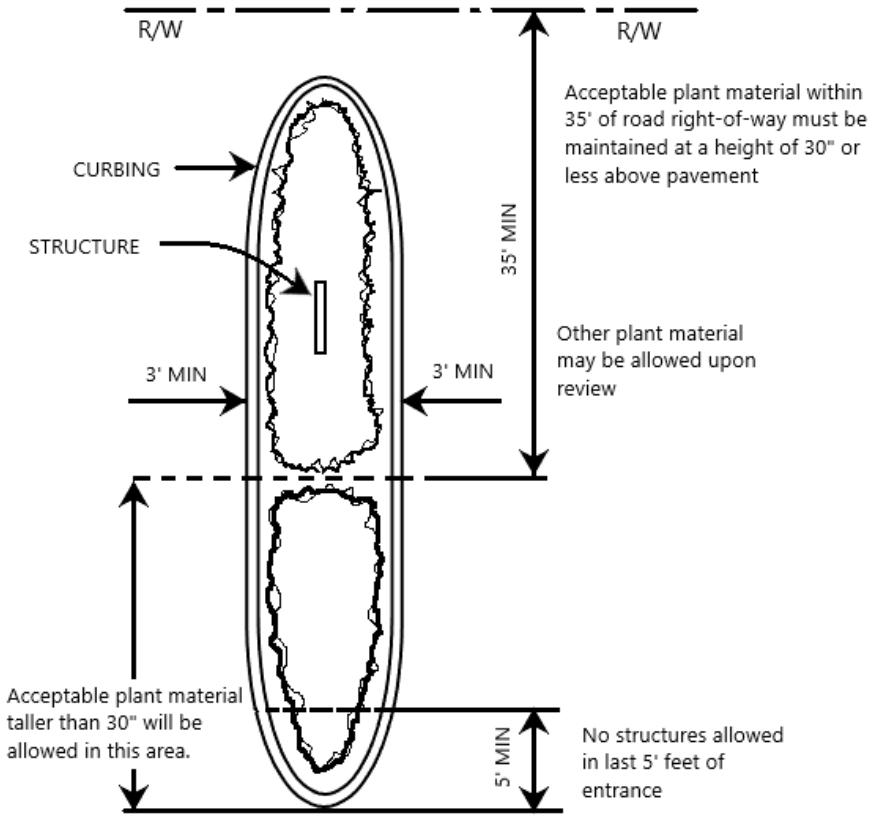
d. Signs within entrance islands may be allowed upon review by the Simpsonville Planning ~~Commission~~ Staff. Entrance island signs shall be placed at least 3 feet from the edge of curbs paralleling the travel lanes (See Diagram). No structures shall be permitted in the last 5 feet of the entrance island. No structures other than lighting and flagpoles will be allowed within cul-de-sac and eyebrow islands.

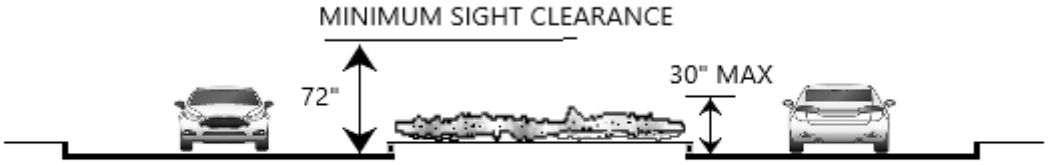
e. Trees will be allowed only upon approval of the Simpsonville Planning ~~Commission~~ Staff.

f. Any nonconforming structure or plant within any island may be removed at the discretion of the City Engineer.

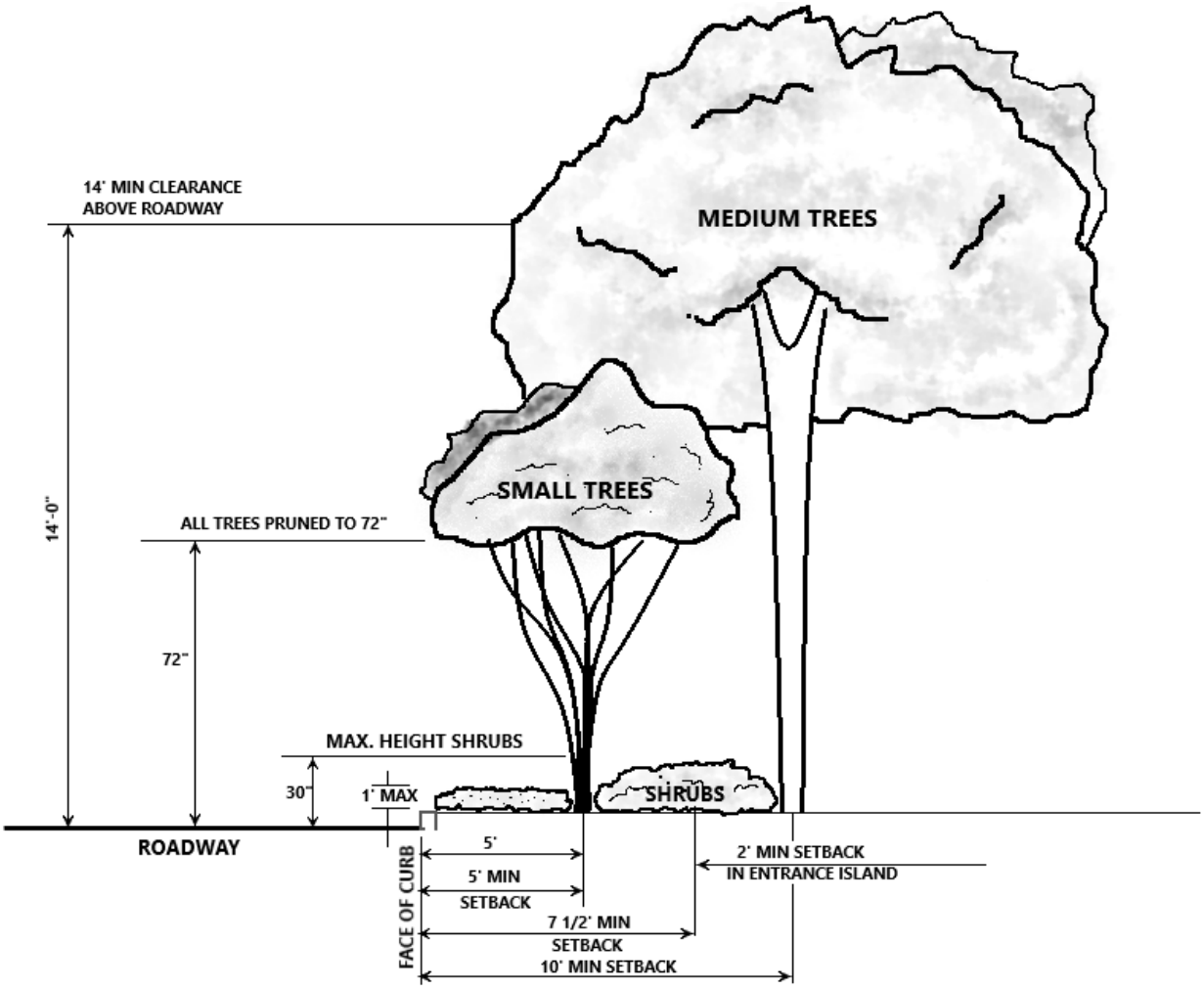

MEDIUM TREES
SMALL TREES
SHRUBS
2' MIN. SETBACK IN ENTRANCE ISLANDS
5'
5' MIN. SETBACK
7 1/2' MIN. SETBACK
10' MIN. SETBACK
MAX. HEIGHT SHRUBS
1' MAX.
30"
72"
ALL TREES PRUNED TO 14'
14' MIN. CLEARANCE ABOVE ROADWAY
ROADWAY
ISLAND PLANTING DETAIL
NO SCALE
R/W
R/W
Acceptable plant material within 35' of road right-of-way must be maintained at a height of 30" or less above pavement.
Other plant material may be allowed upon review.
No structures allowed in last 5' of entrance island.
3' MIN.
3' MIN.
CURBING
STRUCTURE
Acceptable plant material taller than 30" will be allowed in this area.
MINIMUM SIGHT CLEARANCE
72'
30" MAX.
NOTE: Sight Tunnel must be maintained for a minimum of 35'-0" from right-of-way. Taller items may be placed in the island beyond this point.
ENTRANCE ISLAND PLANTING
NO SCALE

ENTRANCE ISLAND PLANTING
Not to Scale





NOTE: Sight tunnel must be maintained for a minimum of 35'-0" from right-of-way. Taller items may be placed in the island beyond this point.



ISLAND PLANTING DETAIL
NO SCALE

9.2. Island Ownership and Maintenance

Ownership and maintenance of all islands shall remain with the developer until such time as ownership is conveyed to a homeowner's association and/or the responsibility for maintenance is addressed in restrictive covenants. The surveyor or engineer will include a statement on the final plat addressing ownership and maintenance of the island(s).

9.3. Maintenance

Maintenance shall continue as long as the island(s) exist. If the maintenance is not continued, and the plant material becomes a hazard to the passage of traffic or roadway maintenance, the City reserves the right to remove any plant material, at the discretion of the City Engineer.

9.4. Exclusion from Dedication

A statement excluding all island(s) from the dedication to the City shall be required prior to approval of the

final plat. The statement of exclusion also shall be shown on the final plat and the road dedication form.

9.5. Channelization Island

When required, a detailed channelization island plan shall be submitted for review prior to construction. Channelization island design will be reviewed on a case-by-case basis due to differing roadway and traffic characteristics.

(Reserved)

ARTICLE 10. CONSTRUCTION STANDARDS

10.1 Construction Standards for Public Roads

In addition to all design standards previously listed, the following construction standards are required:

A. **Clearing And Grubbing**

All work will be required to conform to requirements and standards as set forth in Section 201, "Clearing and Grubbing", of the most recent edition of ~~SCDHPT~~ SCDOT specifications.

B. **Subgrades**

Shall be constructed as specified in Section 208, "Subgrade", in the ~~SCDHPT~~ SCDOT Standard Specifications for Highway Construction Specifications, or sound, undisturbed residual soils. In fill areas, all subgrade soils shall be compacted in accordance with Section ~~208.2~~ 208.4 "Construction Requirements", ~~SCDHPT~~ SCDOT Standard Specifications for Highway Construction specifications.

In addition to the required compaction test results, all subgrade will be Proof Rolled in accordance with Section 211 of SCDOT Standard Specifications for Highway Construction specifications. Failing areas of the roadway shall be corrected by:

i. For small and infrequent failed areas, cutting and removal of the failing material and replacement with a compactable material will be the repair method (ie. Asphalt Surface, Macadam Base, or better classification of dirt),

ii. Major subgrade issues will be repaired by:

a. Placement if a soil-aggregate subbase in accordance with Section 302 of the SCDOT Standards Specifications for Highway Construction specifications, or

b. Placement of a Cement Stabilized Earth Base in accordance with Section 307 of the SCDOT Standard Specification for Highway Construction specifications

1. **Granular Base Courses**

Macadam Base Course as specified in Section 305, of SCDOT Standard Specification for Highway Construction specifications shall be placed on the Subgrade on all roads when the Asphalt/Stone Base paving option is shown in the project plans.

The granular base courses shall be compacted and tested in accordance with Section 10.1-F, Compaction and Testing Requirements, of this Ordinance. The minimum compacted thickness requirements are given in the Design Standards Chart on Page 8:10

~~The granular base courses shall be one of the following types, compacted and tested in accordance with Section 10.1 F, Compaction and Testing Requirements, of this Ordinance. The minimum compacted thickness requirements are given in the Design Standards Chart. (See Page 32) Page~~

~~a. Sand Clay Base Course as specified in Section 303, SCDHPT specifications.~~

~~b. Soil Aggregate Base Course as specified in Section 302, SCDHPT specifications.~~

~~c. Macadam Base Course as specified in Section 305, SCDHPT specifications.~~

~~d. Stabilized Aggregate Base Course as specified in Section 306, SCDHPT specifications.~~

~~e. Cement Stabilized Base Course as specified in Section 308, SCDHPT specifications.~~

2. **Asphaltic Base Courses**

~~May be used in place of or in cm1iunction with granular bases. The asphaltic base is to be one of the following types, constructed in accordance with requirements set forth in the appropriate sections of the most current edition of the SCDHPT specifications. The minimum compacted thickness is given the Design Standards Chart. (See Page 32)~~

~~a. Hot Laid Sand Asphalt Base Course as specified in Section 309, of SCDHPT specifications.~~

~~b. Hot Laid Asphalt Aggregate Base Course as specified in Section 310 of SCDHPT specifications.~~

c. ~~Hot Laid Asphalt Concrete Binder Course as specified in Section 403 of SCDHPT specifications~~.

Hot Mix Asphaltic Base Courses may be used in place of or in conjunction with granular bases. HMA Intermediate Course Type B as specified in Section 402 of the SCDOT Standard Specifications for Highway Construction Specifications, latest editions, shall be utilized as the Nase Course material for all new roads construction in the City of Simpsonville. The minimum compacted thickness is given in the Design Chat (Page 8:10).

C. **Surface Course**

~~To be one of the following types while adhering to general specifications set forth in Section 401 of the SCDHPT specifications for asphalt and 501 for Portland Cement.~~

~~1. Hot Land Asphaltic Concrete Surface Course, Type 3. Types 1, 2, and 4 may be~~

~~used with the prior authorization of the County Engineer. The required compacted thickness is given in the Design Standards Chart.~~

~~2. Portland Cement: As specified in Section 501, SCDHPT specifications with a minimum thickness of 6 inches for residential streets and 7 inches for commercial/industrial streets. Reinforcement fabric must be used.~~

Hot Mix Asphaltic Surface Course Type C as specified in Section 403 of the SCDOT Standard Specifications for Highway Construction Specifications, latest edition, shall be utilized as the final riding surface in the Design Standards Chart Page 8:10

D. **Restrictions on Asphalt Paving Work**

~~Pavement application shall be in accordance with SCDHPT Section 40, Plant Mix Asphalt.~~ All Hot Mix Asphalt (HMA) products shall be manufactured, transported, machine placed, finished and compacted in accordance with Section 401 of the SCDOT Standard Specifications for Highway Construction Specifications, latest edition.

~~1. No bituminous surfacing work shall be performed on a wet surface, when the temperature is below 40 degrees Fahrenheit in the shade, or when weather conditions are otherwise unfavorable~~.

~~2. The mixture shall be delivered and placed in accordance with SCDHPT specifications, Section 401.21 and 401.22, and 401.23 respectively, with the exception that prime will be cured for a minimum of 24 hours if prime is used.~~

~~3. The mixture shall be delivered to the spreader at a temperature between 250 degrees Fahrenheit and 325 degrees Fahrenheit and, except for sand asphalt mixture for base course construction, within 20 degrees Fahrenheit of the temperature set at the plant.~~

~~4. Where a prime coat is used, the prime must cure for a minimum of 24 hours prior to paving. As specified in Sections 303, 305, 306, 307 of the latest SCDHPT specifications.~~

1. Before placing any HMA base course mixture, prepare the subgrade in accordance with the requirements specified in Section 208.

2. Where the Plans call for HMA to be placed directly on a graded aggregate base course, apply a prime coat meeting the requirements of Section 305 as applicable. A prime coat is not required when HMA is placed directly on the subgrade.

3. Before laying any HMA on existing pavements or on unsealed asphalt surface treatment course, uniformly apply a tack coat by use of distributor spray bars at the rate of 0.05 to 0.15 gallons per square yard as measured by SC-T-86.

4. Ensure that compaction is obtained following the requirements stated in SC-M-400. Ensure that the intermediate rolling is completed before the mat temperature drops below 175°F. To prevent adhesion of HMA to the steel-wheel roller, keep the wheels moistened, without using excess water. Do not use oil.

5. All HMA mixtures shall be delivered to the spreader at a temperature between 250 degrees Fahrenheit and 325 degrees Fahrenheit. Any HMA mixtures that arrive at the spreader with a temperature variance greater than 20 degrees Fahrenheit from the measured temperature at the plant, shall be rejected and returned to the plant.

6. No surface asphalt shall be installed on a wet or when the weather conditions are otherwise unfavorable. To pave the binder and/or surface course, temperature must be 45 degrees and rising in the shade.

E. **Roadway Cross Sections**

~~All streets developed within the Greenville County Subdivision Jurisdiction area shall conform to the typical cross sections shown in Exhibit M. Superelevation is required for curves in accordance with AASHTO Policy on Geometric Design.~~

All new subdivision streets submitted for approval by the City of Simpsonville shall meet the following Cross Section requirements:

1. Meets required Right-of-way widths for the appropriate road classification,

2. Meets required travel lane widths for the appropriate road classification,

3. Must have a TYPICAL SECTION Detail showing the proposed pavement structure for the roads to be constructed (Full Depth Asphalt Pavement option, or the Surface/Intermediate/Stone Base option). Concrete Sidewalks meeting ADA Regulations shall be shown on at least one side of the TYPICAL Section. No changes in the TYPICAL SECTION are allowed once the plans are approved.

4. Must comply with all design criteria contained in the Simpsonville Land Development Regulations.

F. **Compaction and Testing Requirements**

1. Compaction of embankments, subgrade and base courses shall conform to requirements of the most recent edition of SCDHPT Standard Specifications, Sections 205, 208, 302, 303, 305, 306, and 308, respectively, except that where no percentage of compaction is stated, 95% of a Standard Proctor Test (ASTM D-698 or AASHTO-T-99) will be required.

2. Compaction and/or sieve analysis tests for subgrade and base course will be at the expense of the developer and must be performed by an independent geotechnical engineering/testing firm acceptable to the City Engineer. Where the ~~SCDHPT~~ SCDOT specifications have no requirements, the frequency of density testing shall be no less than 1 test for every 500 linear feet of roadway centerline or fraction thereof for base courses.

3. ~~All fill soils deeper than 24" shall be tested for compaction. The frequency of testing will be at the discretion of the engineer of record with the prior approval of the City Engineer.~~

   Construct embarkments by placing, spreading and compacting the material in successive, uniform, horizontal layers of no more than 8 inches in depth for the full width of the cross-section. Keep each layer of embarkment material uniform and shaped to drain for the full width of the cross-section by the use of suitable equipment.

4. Back fill material placed over all utility trenches, service lines, and storm drain lines installed within the designated road right-of-way shall be compacted to a minimum of 95% of a Standard Proctor Test (ASTM D-698 or AASHTO T-99). Compaction testing will be at the expense of the developer, and performed by an independent geotechnical engineering/testing firm. The frequency of testing shall be at the discretion of the engineer of record, with the prior approval of the ~~County~~ City Engineer.

G. **Inspections**

A registered engineer shall inspect all phases of construction and certify satisfactory completion of the steps (listed below) to the City Engineer. In addition, once notified, the City Engineer will inspect the quality of construction of each stage within two working days. This inspection must be conducted prior to starting construction on the next step. See Reference Item C for construction certification.

1. At completion of clearing and grubbing operations.
2. At completion of rough grading.
3. At completion of subgrade. (All required compaction test results will be reviewed at this time.)
4. Before and after all prime and sealer applications.
5. During final pavement application.
6. Final acceptance inspection.

The City of Simpsonville will perform additional inspections as deemed necessary during the following construction activities:

1. During the installation of all stormwater drainage structure and drainage pipe, the City of Simpsonville Public Works Director, or his designee, shall make periodic inspections to ensure that all drainage structures and drainage pipes are manufactured and installed in accordance with Section 714 of the SCDOT Standard Specifications, latest Edition. Compaction Reports for pipe trenches will be reviewed at this time for all completed pipe installations. Compaction Reports shall be kept on site or available within a 30-minute time period.

2. The City of Simpsonville Public Works Director, or his designee, will verify that the subgrade conforms to the lines, grades and cross-section shown on the project plans prior to placement of Grade Aggregate Base Course or Asphaltic materials, per Section 208 of the SCDOT Standard Specifications.

3. The City of Simpsonville Public Works Director, or his designee, will verify that the subgrade for curb & gutter and sidewalk conforms to the lines, grades and cross-section shown on the project plans prior to placement of concrete for these items.

H. **Drainage Design and Construction**

~~Prior to adoption of a Stormwater Management Design Manual, the following shall apply:~~ The Greenville County Stormwater Management Design shall apply, except as modified herein.

I. **Rainfall Estimation**

Use 10-year average return frequency for a 1-hour storm.

J. ~~**Runoff Computation**~~

~~For all drainage basins less than 1,000 acres, the rational method formula will be used, Q = CIA. For basins larger than 1,000 acres, the soil conservation service method shall be used.~~

~~Q – Rate of runoff in cubic feet per second (cfs).~~

~~A – Area to be drained in acres. Land in the natural drainage basin but outside project area must be taken into consideration including future development within existing zoning regulations.~~

~~C – Runoff coefficient being dependent upon the character of the surface drains. The following are guidelines:~~

~~t_c – Time of concentration – where the time of concentration is less than 5 minutes, 5 minutes will be used for all calculations.~~

~~I – Intensity of rainfall in inches per hour considering time of concentration.~~

~~S – Average ground slope in feet per 1,000 feet.~~

~~Surface~~	~~Minimum~~	~~Maximum~~
~~Concrete or Asphalt~~	~~0.90~~	~~1.00~~
~~Bituminous Macadam~~	~~0.70~~	~~0.90~~
~~Gravel~~	~~0.25~~	~~0.70~~
~~Sand~~	~~0.10~~	~~0.40~~
~~Clay~~	~~0.20~~	~~0.60~~
~~Loam~~	~~0.10~~	~~0.45~~

~~Composite Areas~~	~~Minimum~~	~~Maximum~~
~~City, Business Areas~~	~~0.60~~	~~0.75~~
~~Suburban Residential~~	~~0.35~~	~~0.55~~
~~Rural Districts~~	~~0.10~~	~~0.25~~
~~Parks, Golf Course,~~	~~0.10~~	~~0.35~~

~~Etc.~~

J. **Storm Drainage - Piped**·

1. **Design** - ~~Prior to adoption of a Stormwater Management Design Manual the Manning formula shall be used to design all work, assuming pipe flowing full:~~ The Greenville County Stormwater Management Design Manual shall apply, except as modified herein.

~~$Q = \frac{1.486 AR^{2/3} S^{1/2}}{N}$~~

~~Q = Discharge in cfs.~~
~~A = Cross sectional area of flow in square feet.~~
~~S = Slope in feet per foot.~~
~~N = Coefficient of roughness: Approximate N values to be determined by the design engineer based on size and type of pipe. All N values utilized are subject to approval of County~~ City ~~Engineer.~~
~~R = Hydraulic Radius.~~
~~V = Velocity of flow, not to exceed 12 c:f/s.~~

~~Velocity within each conduit shall be at least 2 cfs at full flow. All discharges shall be protected by appropriate energy dissipation or erosion protection materials/structures; as appropriate for velocity of the discharge flow.~~

2. **Size** - No pipe less than 15 inches in diameter will be allowed.

3. **Materials**

a. ~~**Reinforced Concrete Pipe** - shall be Class III or better, as referenced in SCDHPT specifications, Section 714, Pipe Culverts, or latest revision thereto~~. All Permanent and Temporary Pipe shall be manufactured and installed in accordance with SCDOT Technical Specification SC-M-714 in accordance with Section 714 of the SCDOT Standard Specifications for Highway Construction, latest edition.

b. ~~Corrugated Metal Pipe shall be aluminum or aluminized steel Type 2 pipe.~~

~~All aluminum pipe shall have re-rolled ends. All aluminized steel pipe shall be Type 2, with re-rolled ends having not more than two (2) corrugations per end. If used, bituminous coated corrugated metal pipe shall be aluminized steel with a paved invert as a minimum. Fully coated, fully paved corrugated metal pipe or concrete lined metal pipe is also acceptable. For purposes of this section, corrugated metal is defined as sheet metal shaped into straight parallel regular and equally curved ridges and hollows or shaped into a cross section having straight, parallel, regular and equally spaced integral ribs.~~

Reinforced Concrete Pipe (RCP) and High Density Polyethylene Pipe (HDPE) are the only piping approved for installation on City Subdivision

Roads. Pipe manufacturing must be listed in the SCDOT Qualified Product list.

c. ~~No form of plastic or composite pipe is acceptable for use within storm drainage easements or rights-of-way to be dedicated to the County or for public use.~~ RCP shall be a minimum of Class III and HDPE shall be bell and spigot type connection with an elastomeric rubber seal meeting ASTM F477 and meeting the requirements specified in the plan and by the pipe manufacturer. Pipes may be shipped with gaskets installed on pipe.

d. ~~**Connectors for corrugated metal pipe** - shall be fully corrugated bands with an integral flange or higher quality connector. Band material shall be the same as the pipe provided and shall be of adequate gauge to accommodate the loading and cover requirements~~. All crossline pipes shall be RCP Class III

e. **Design Loading-** As a minimum, all pipes must be capable of withstanding H-20 live load under minimum cover. Greater design loadings shall apply to industrial, commercial, or special situations as appropriate.

f Use one foot minimum cover for corrugated metal pipe and reinforced concrete pipe. (Measured from top of pipe to the finished subgrade at the lowest point.)

4. **Manholes** - Within a piped drainage system, an adequate number of manholes or inlets must be constructed to provide for cleaning and maintaining of the stormwater system.

K. **Storm Drainage - Open Channel**

~~Prior to adoption of a stormwater management design manual, the following shall apply:~~ The Greenville County Stormwater Management Design Manual shall apply, except as modified here in.

~~Use Manning formula to design all constructed channels. These channels will be uniform in cross section (See Exhibit J G) and will be fully grassed or rip-rapped. If grass is used, acceptance of work will not be given until grass is well established as determined by the City Engineer. The limiting velocities for grassed channels are as follows (if these are exceeded, rip-rap will be required):~~

~~Cover~~	~~Slope %~~	~~Permissible Velocity FPS~~
~~Bermuda Grass~~	~~0-5~~	~~8~~
	~~5-10~~	~~7~~
	~~Over 10~~	~~6~~
~~Buffalo Grass, Kentucky~~	~~0-5~~	~~7~~

~~Blue Grass, Smooth~~	~~0-10~~	~~6~~
~~Brome and Blue Grama, Fescue~~	~~Over 10~~	~~5~~
~~Lespedeza, Serices~~	~~0-5~~	~~3.5~~
~~Weeping Love Grass~~	~~0-5~~	~~3.5~~
~~Yellow Bluestream~~	~~0-5~~	~~3.5~~
~~Alfalfa Crab Grass~~	~~0-5~~	~~3.5~~
~~Common Lespedeza Crab Grass~~	~~0-5~~	~~3.5~~

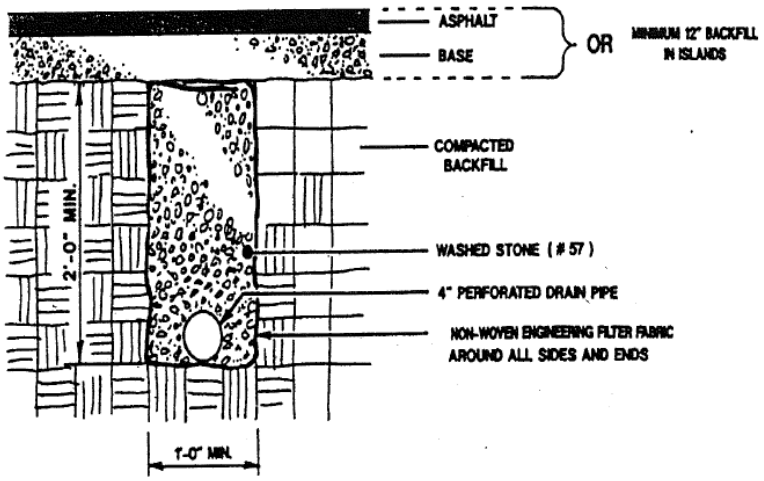
10.2 Construction Standards for All Pipe Work

A. All lines will be laid in accordance with Section 714, Pipe Culverts, ~~SCDHPT~~ SCDOT Standard Specifications for Construction, latest edition. ~~Strict compliance to backfilling and compaction restrictions and regulations will be enforced.~~
Backfill all pipe trenches by placing, spreading, and compacting the material in successive, uniform, horizontal layers of no more than 8 inches in depth for the full trench width. Compact backfill to 95% of a Standard Proctor Test

B. **Inspection** - The City Engineer will be advised of the time the contractor and/or utility companies will be laying and backfilling pipe in order to perform random inspections. If notification is not given, all work may be required to have inspection holes dug every 50 feet and, upon evaluation by the City Engineer, possible total re-excavation and re-compaction will be required. If, upon inspection, backfilling is in progress and no mechanical tamp is on the site, all work done that day will be redone with no test holes accepted.

C. **Subsurface Drainage - Will Be Subject To The Following**

1. Where pipe underdrains are required, they shall be installed within 2-1/2 feet of the back of the curb and shall be properly connected to a permanent type drainage outlet such as a catch basin. A minimum of 2 feet of cover must be provided.
2. Pipe underdrains (invert) shall be a minimum of 2 feet below the bottom of the curb and shall be shown on the street profile.
3. Pipe underdrains shall be installed before the base course is placed.
4. In sections where mucking out and backfilling have been done, pipe underdrains shall be installed on both sides of the street.
5. Pipe underdrains shall be covered by washed stone of appropriate size on all sides to a 1-foot minimum dimension and wrapped in geotextile fabric.
6. Pipe underdrains shall be required on both sides of the street in cut sections where the water table is within 2 feet of the centerline subgrade elevation.
7. Pipe underdrains shall be required in addition as determined by the City Engineer.
8. Pipe underdrains shall not be covered over until they have been inspected by the City Engineer.
9. Manufactured "strip" or edge drain consisting of a perforated piped core enclosed in non-woven engineering fabric surrounded by granular backfill is an acceptable alternative.



SUBSURFACE DRAINAGE DETAIL

N.T.S.

D. **Cross Lines**

All cross lines ~~will follow requirements~~ shall be Reinforced Concrete Pipe and shall be designed following the requirements set forth in Section 10.1-J, Storm Drainage Pipe, with a minimum size of 15 inches. All materials shall conform to the requirements of Section 10.1-J-3 Materials, of these regulations.

E. **Catch Basin Requirements**

All County regulations shall apply except as follows:

Catch basins shall be required to take surface drainage from gutters into a piped or open ditch. Catch basins deeper than 4.5 feet must be constructed with steps. All stubs will be properly sized. These specifications also apply to drop inlets, collector boxes, junction boxes, and spring boxes. Catch basins, drop inlets, or storm water diversions will be constructed at points where the maximum allowable flow is reached according to the following table:

Type	Grade	Maximum Allowable CFS
Ditch	1.00 to 3.00 %	24
	3.01 to 6.00 %	42
	6.01 to 10.00 %	56
	10.01 to 15.00%	69
Curb	1.00 to 3.00 %	7
	3.01 to 6.00 %	12
	6.01 to 10.00 %	16
	10.01 to 15.00%	20

1. **Materials-** Mortar shall conform to subsection ~~719.05~~ 719.2.4, Mortar Materials, of the ~~SCDHPT~~ SCDOT Standard Specifications for Highway Construction, latest edition shall be used for field construction of drainage structures (CB's Manholes, etc.). Pre-cast drainage structures per SCDOT Standard Drawing may be

substituted.

2. **Size and Construction** - ~~All work shall conform to Exhibit K and demonstrate general good construction practices. Exhibit K on Pages E-15 and E-16 reflects the standard catch basin detail rather than the detail for the SCDOT #9 catch basin detail.~~ Catch Basin constructed for drainage on all new streets within the City shall be Type 16, Type 17, or Type 18 and shall be constructed in accordance with the SCDOT Standard drawing shown in Exhibit K1-K3. The Design engineer shall select the appropriate Catch Basin required to meet field conditions.

Type 9 Catch Basins shall be used only for drainage outside the City Right-of-way.

F. **Miscellaneous Drainage Requirements**

~~Prior to adoption of a stormwater management design manual, the following shall apply~~: The City will follow the Greenville County Design Manual except as follows

1. ~~**Definitions**~~

~~1. **Primary Drainage Channels** - All drainage channels, streams, or creeks which drain an area of 500 acres or more.~~
~~2. **Secondary Drainage Channels** - All drainage channels, streams, or creeks which drain an area of less than 500 acres. This includes natural drainage ways which only flow during periods of heavy or continuous rain conditions.~~

2. ~~Required roadway drainage and subdivision drainage shall be directed to a primary or secondary drainage channel within the immediate drainage basin.~~

3. ~~**Water Elevation in Lakes and Detention Systems** - When a lake, constructed as a subdivision amenity, or a Detention System, constructed as a stormwater requirement, are located adjacent to the road right-of-way, these facilities shall be constructed such that the 10-year rainfall event does not create a water surface higher than the centerline elevation of the roadway minus feet. Water elevation in lakes shall be not less than 3 feet below the elevation of the roadway right-of-way at any time.~~

4. ~~**Drainage Piped into a Lake** - Where a drainage outlet pipe discharges into a lake, rip-rap shall be placed under and around the end joint as needed and on slopes at the end of the pipe. Pipe must not discharge below the normal water elevation.~~

5. ~~**Damming Structures** - No dams or structures performing as dams impounding water or any portion of such a structure will be allowed on rights-of-way. This further means that no county road city street will pass over such a structure.~~

6. ~~**Pipe Drainage into a Stream or Ditch** - Where a drainage outlet is an appreciable distance above the bottom of the stream or ditch into which it empties, a junction box with a stub, and rip-rap or timber bent will be required. In all other instances, the discharge pipe will be required to have rip-rap placed under and around the end joint as needed and on slopes at the end of the pipe. All discharge pipe 36 inches and over in diameter will require the construction of an approved reinforced~~

~~concrete headwall or reinforced masonry wall.~~

7. ~~**Open Channels** - All constructed open channels which have any direction changes exceeding 25 degrees will require rip-rap as directed by the City Engineer. (Refer to Exhibit J)~~

8. ~~**Drainage Easements** - Drainage easements of the width listed below shall be provided and properly dedicated for maintenance and public use:~~

~~a. Pipe Size Width of Drainage Easement~~
~~15 – 30 inches 15 feet~~
~~36 – 54 inches 22 feet~~
~~Over 54 inches 30 feet~~

~~b. For minor ditch with open channel flow, the width of the drainage easement shall be equal to 15 feet.~~

~~c. For major ditches or channels, the easement shall be equal to the maximum top width of the ditch plan an additional 25 feet.~~

~~d. When drainage is taken into a lake, an adequate outlet from the lake of an approved design shall be provided.~~

~~e.~~ **Rip-rap** ~~- Stone shall be hard quarry or field stone and shall be of such quality that it will not disintegrate upon exposure to water or weathering. The stone shall be suitable in all respects for the purpose intended. Stone shall vary in size from a maximum of 24 inches to a minimum of 6 inches. The gradation shall be such that approximately 60 percent of the rip-rap is 10 inches in size. All rip-rap will be hand placed or satisfactorily machine placed.~~

~~9~~ 1 Stormwater management for amenities areas- Any areas listed for future development which may be intended to contain amenities will be considered separately from the residential development itself. Therefore, all subsequent drainage plans for these areas must be reviewed and approved by the appropriate county agencies.

~~10~~ 2 If, or when, alterations are made to the submitted drainage plans to meet the requirements for an amenities area, the developer must submit a revised drainage plan showing the effects of such revisions on all phases of the existing drainage system.

10.3 Bridge Requirements

~~1. All bridges, tunnels and underpasses shall have a minimum length of 20 feet and a clean width of 28 feet. The City of Simpsonville reserves the right to request greater widths for Class "A" and "B" Streets. All bridges shall be subject to the prior approval of the City Engineer.~~

~~2. Bridges, tunnels, and underpasses shall be designed in accordance with the most current edition of the AASHTO "Standard Specifications for Highway Bridges", including any interim specifications and the alternate military loading.~~

Bridges are not anticipated on city streets. However, should the need for bridge construction be necessary, Simpsonville will require that a complete set of bridge construction drawings be prepared and sealed by a registered Professional Engineer be submitted for review and approval.

10.4 Construction Standards for Driveways, Sidewalks, Curbs, Joints, Patching

A. Driveways

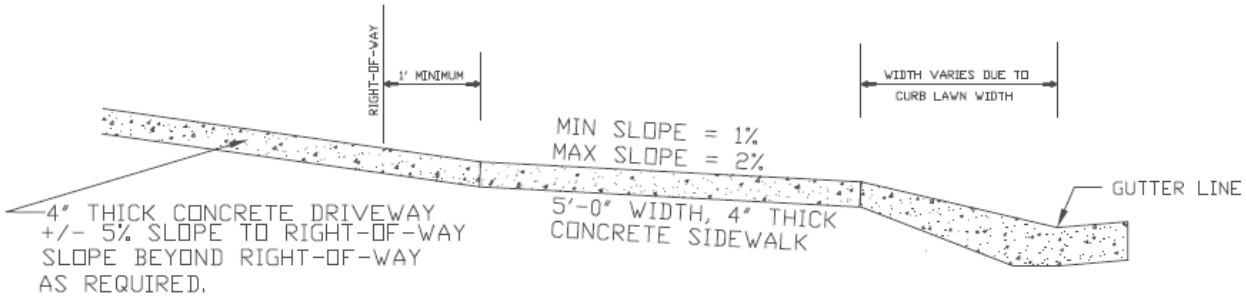
1. Existing City street with shoulder and ditch construction:

From the point a driveway crosses the right-of-way line on to its connection to the roadway, it shall be constructed of bituminous asphaltic material. ~~No concrete will be allowed except if a concrete curb is used with a construction joint at the street junction.~~ In addition, the elevation of the drive within the right-of-way shall be limited to a ~~+2 to +5 percent~~ +/-2 percent minimum or +/- 5 percent maximum grade.

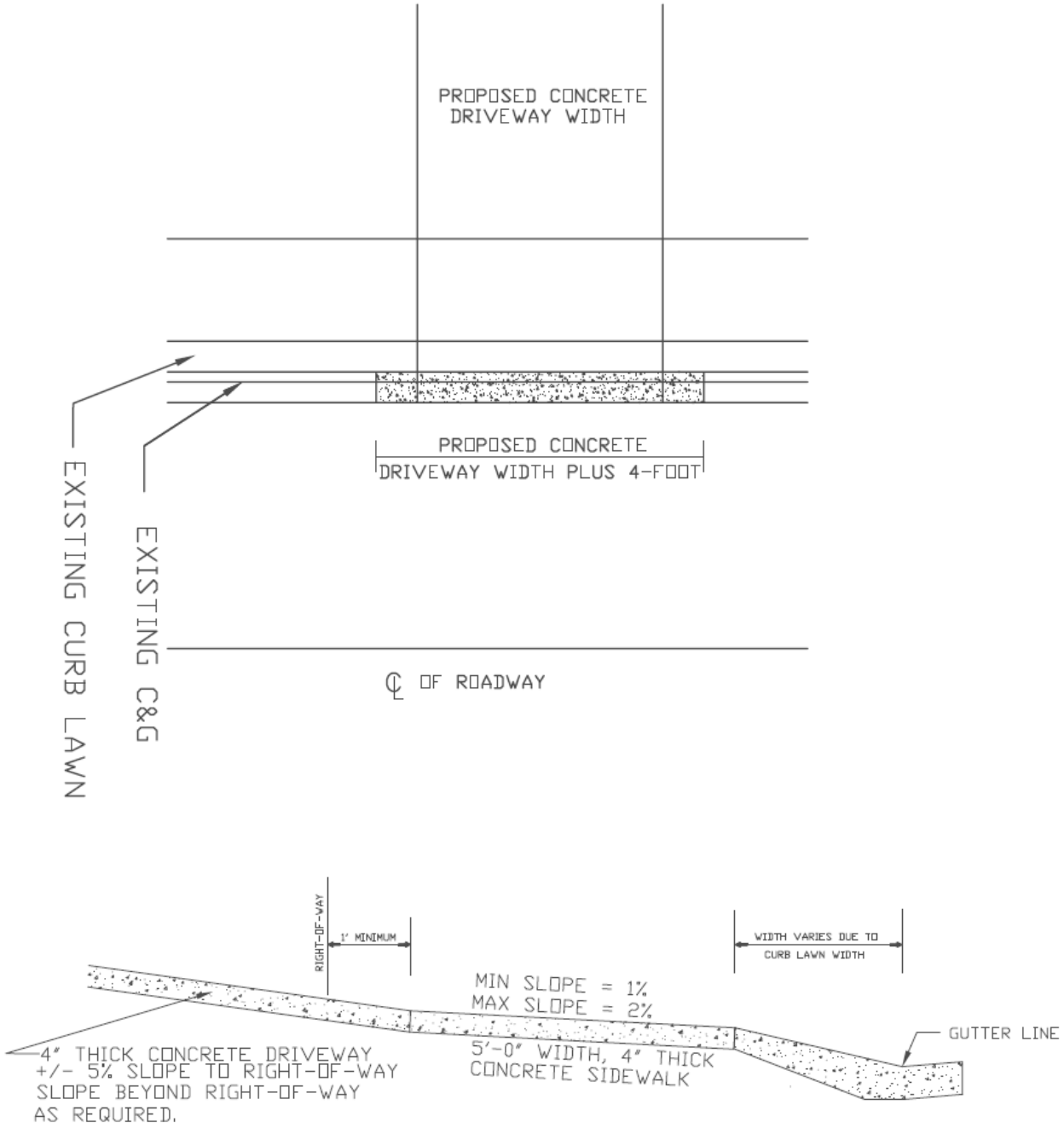
2. New Subdivision Streets:

a. When driveways tie to subdivision streets with "rolled curb", (see Detail below), the driveway shall be constructed with a maximum slope of 2% to the right-of-way,

b. When driveways tie to subdivision streets with "Rolled curbs", the driveay shall be constructed in accordance with SCDOT Standard Drawing 720-405-00.



DETAIL- CONCRETE DRIVEWAY ENTRANCE
ROLLED CURB WITH CURB LAWN



DETAIL- CONCRETE DRIVEWAY ENTRANCE
ROLLED CURB WITH CURB LAWN

B. **Sidewalks And Curbing**

All proposed street connections to existing streets or highways having existing sidewalks shall be constructed by removal of the sidewalk to the new proposed curb radii.

All sidewalks and curbs shall conform to the following regulations.

1. The concrete shall be hatched and mixed in accordance with the provisions of Section 701, Portland Cement Concrete for Structures, ~~SCDHPT~~ SCDOT Standard Specifications for Highway Construction, latest edition.

2. ~~Curbs and gutters shall be constructed in uniform sections 10 to 15 feet in length except where shorter sections are necessary for closure, but none less than 4 feet in length~~. Expansion Joints shall be placed at all locations identified in Section 720.4.6.1 of the SCDOT Standard Specifications for Highway Construction, latest edition:

   - Where a sidewalk is constructed between an adjoining substantial structure on one side and curbing on the other side, form an expansion joint adjacent to the curbing.

   - Place an expansion joint between the sidewalk and the radius curbing at street intersection.

   - Place transverse expansion joints at intervals of not more than 100 feet in all concrete shapes.

3. Contraction Joints shall be placed at all locations identified in Section 720.4.6.2 of the SCDOT Standard Specifications for Highway Construction, latest edition. Extend transverse and longitudinal scoring for a depth of 1 inch and not less than ¼ inch or more than ½ inch in width. Edge and finish joints smooth and true to line.

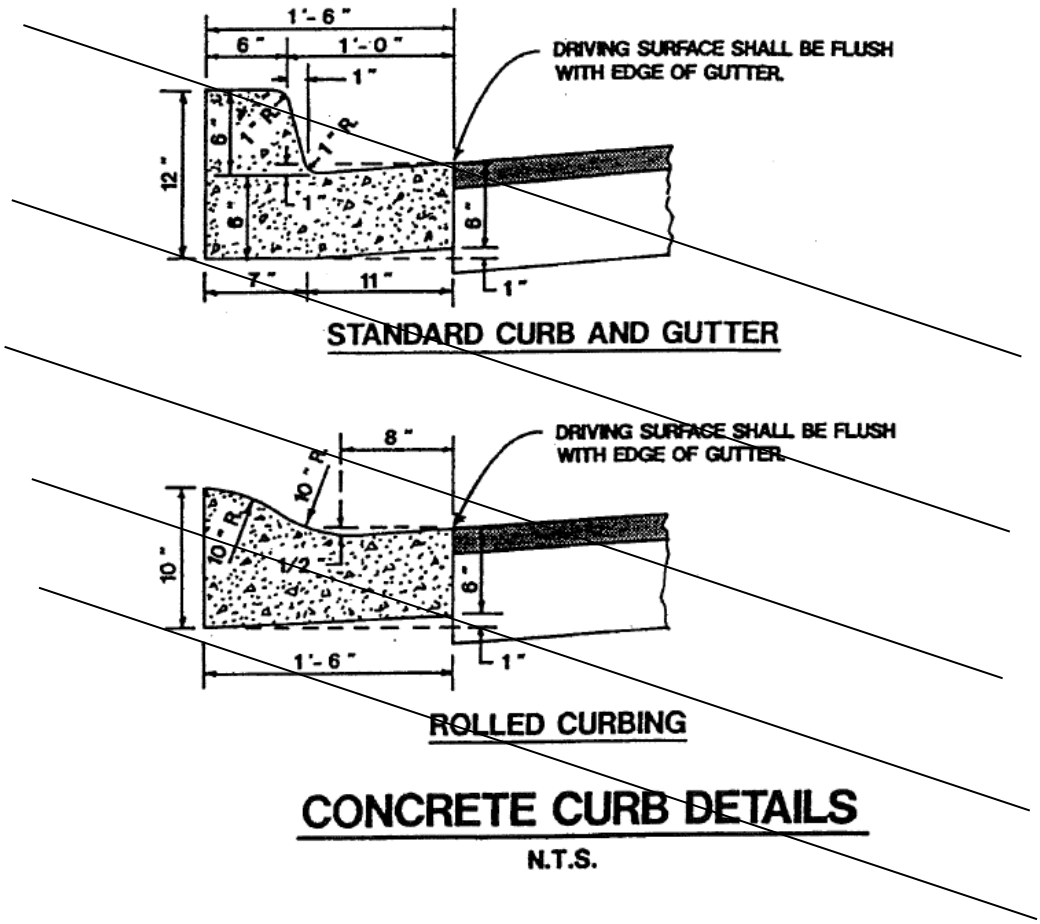
4. Forms shall not be displaced during concrete pouring and the concrete shall be spaded or vibrated throughout the entire volume especially against forms and joints. The surface of the concrete shall be floated, troweled, broomed, ~~comers~~ edged and finished to the typical cross-section, ~~used, i.e. crown sections and/or superelevation~~ lines and grades as so as possible of the concrete.

5. No obstructions shall be allowed within the limits of the sidewalk area.

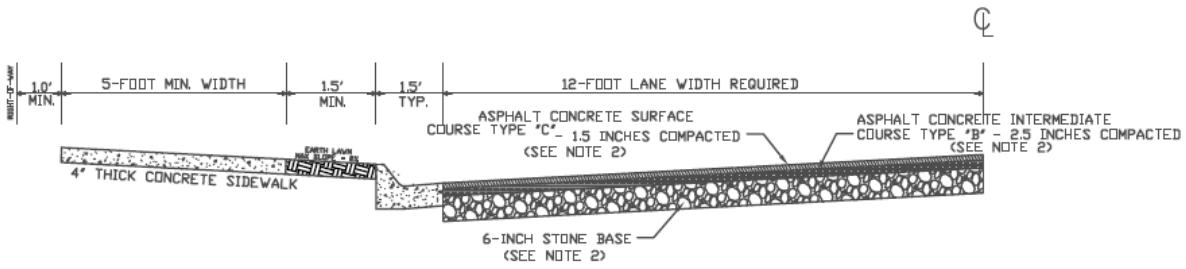
6. Extruded curb shall not be permitted within the City of Simpsonville.

7. All new sidewalks shall meet current cross slope (Max = 2.0%) and width (minimum 5-foot).

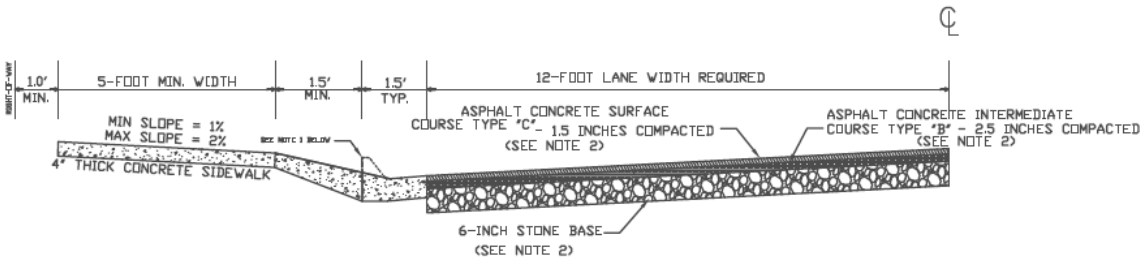
8. All Handicap Ramps shall meet current ADA requirements.



TYPICAL SECTION
EARTH LAWN ADJACENT TO
ROLLED CURB WITH CONCRETE SIDEWALK
(ALL ROADS)



TYPICAL SECTION
AT DRIVEWAY ENTRANCES
(ALL ROADS)



9. ~~Joints~~

a. ~~**Expansion Joints** - Preformed expansion joints three-quarter inch thick, extending the full depth of the concrete, shall be constructed at the locations indicated on the plans and at other locations as follows:~~

i. ~~Whenever a sidewalk is constructed between an adjoining substantial structure on one side and a curbing on the other side, an expansion joint shall be formed adjacent to the curbing.~~

ii. ~~An expansion joint shall be placed between the sidewalk and the radius curbing at street intersections.~~

iii. ~~When sidewalks are constructed adjacent to existing or new pavements or structures, expansion joints shall be placed to match these existing joints.~~

iv. ~~Transverse expansion joints shall be placed at intervals of not more than 100 feet in all concrete shapes.~~

b. ~~**Contraction Joints** - The concrete slabs in sidewalks between expansion joints shall be divided into blocks 10 feet in length by scoring transversely after floating operations are complete. Whenever the sidewalk slabs are more than 10 feet in width, they shall be scored longitudinally in the center. All scoring shall extend for a depth of 1 inch and shall be not less than one-quarter inch nor more than one-half inch in width. All scoring shall be edged and finished smooth and true to line.~~

C. **Patching Of Asphalt**

All patching deemed necessary will be done in the following manner: The area of failure will be cleaned out, sides and bottom, to solid, dry adjacent material before it is filled. Before filling, the patched area will be well primed and tacked. The fill material will be

an approved patching material and compacted. The finished patch should be left one-quarter to one-half inch above the level of the surrounding pavement.

The depth of the Full Depth Patch (FDP) shall be a minimum of four inches or to the same thickness as the failed asphalt pavement if greater. The area of failure will be cleaned out, sides and bottom, to solid, dry adjacent material before it is filled.

Wet, pumping or otherwise deficient subgrade shall be removed and backfilled with crusher-run stone compacted to 95% maximum density prior to performing FDP. Depth of repair to be determined by the City Engineer or his designee.

HMA Intermediate Course B shall be used for all FDP repairs.

10.5 Stormwater Management System Requirements

A. All construction, development and redevelopment activities of properties within the City of Simpsonville subject to the City of Simpsonville's MS4 permit with Greenville County shall be required to design its stormwater management system to accommodate a One Hundred (100) Year Frequency Storm.

B. A One Hundred (100) Year Frequency Storm means a storm that is capable of producing rainfall expected to be equaled or exceeded on the average of once in 100 years. It also may expressed as an exceedance probability with a 1 percent change of being equaled or exceeded in any given year.

(Reserved)

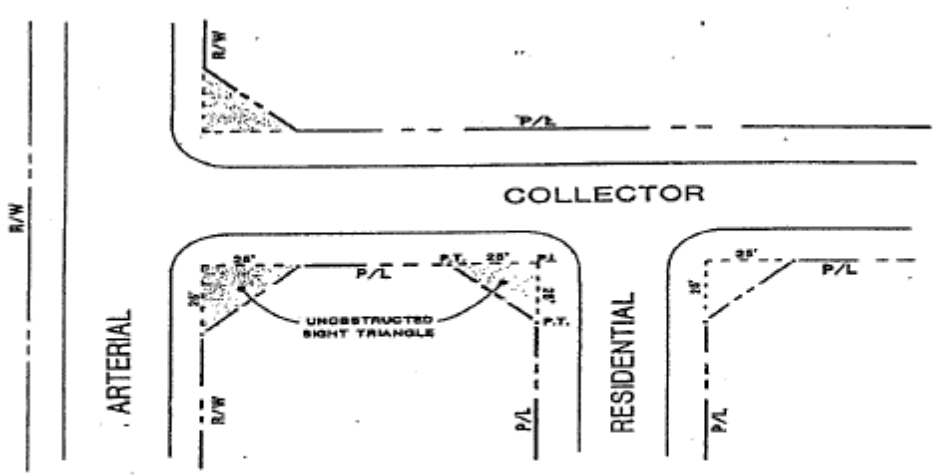
ARTICLE 11. GENERAL SUBDIVISION DESIGN STANDARDS

In addition to the other development standards set forth in this section, the following general subdivision design standards shall apply:

11.1. General Requirements

A. Sight Triangles

Sight Triangles (Property Lines at Intersections)- The property lines at all intersections shall have a 25-foot setback from the Point of intersection (PI) to the Point of Tangent (PT). Each Point of Tangent will be connected to the point of intersection (PI) with a straight line. There will be no radius placed on property lines at any intersection. The triangles will allow for unobstructed lines of sight. The planting of trees or other plantings or the location of structures exceeding thirty (30) inches in height that would obstruct the clear sight across the area are prohibited. The ~~county~~ City has the right to remove any object, material or otherwise, that obstructs the clear sight.

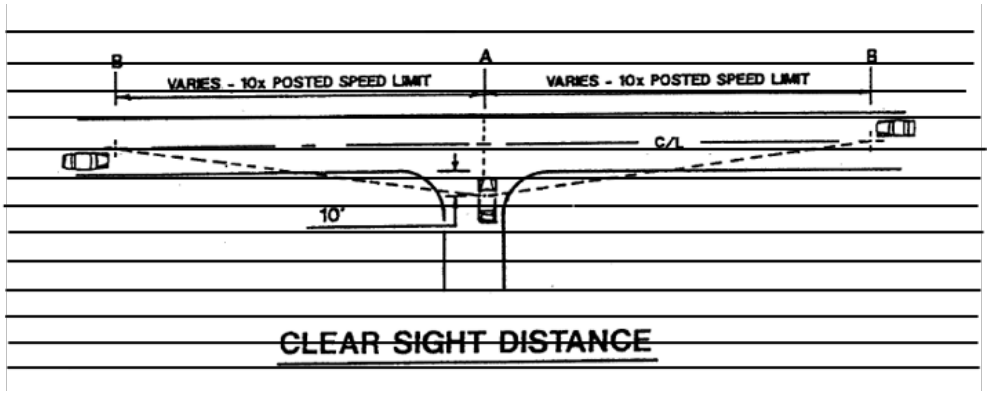


SIGHT TRIANGLE LAYOUT

NO SCALE

B. **Clear Sight Distance**

A minimum comer sight distance is required to permit drivers entering the higher-order street to see approaching traffic from a long enough distance to allow the driver to decide when to enter the higher-order street, tum onto the higher-order street, and accelerate in advance of the approaching traffic. ~~The entire area of the clear sight triangle shall be designed to provide the driver of the entering vehicle with an unobstructed view to all points 4.5 feet above the roadway along the centerline from point A to point B. The sight distance in feet is determined by multiplying the posted speed limit by 10. (Advisory speed limits posted such as those with curve warning signs shall not be used to calculate the required sight distance.)~~



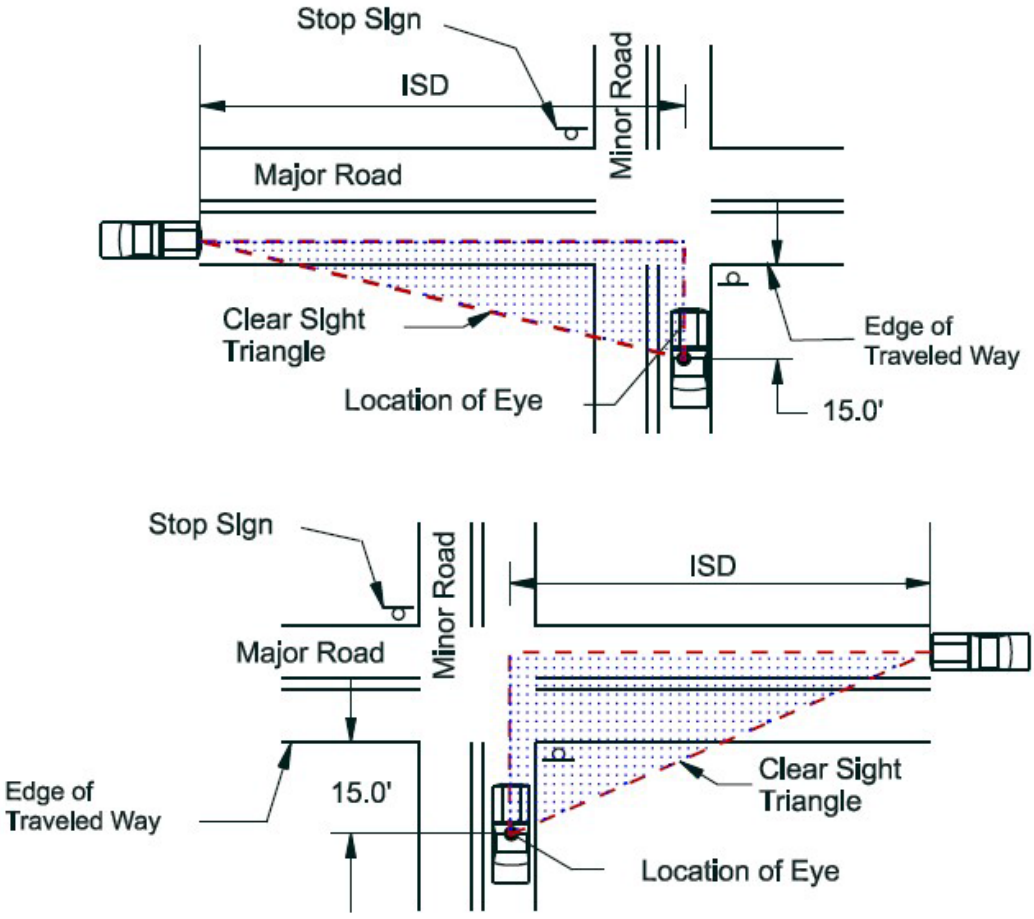
~~CLEAR SIGHT DISTANCE~~

On Minor Roads, the length of leg along the minor road is based on two parts. The first is the location of the driver's eye on the minor road. This is typically assumed to be 15 feet from the edge of traveled way for the major road and in the center of the lane on minor roads; see ISD Drawing below

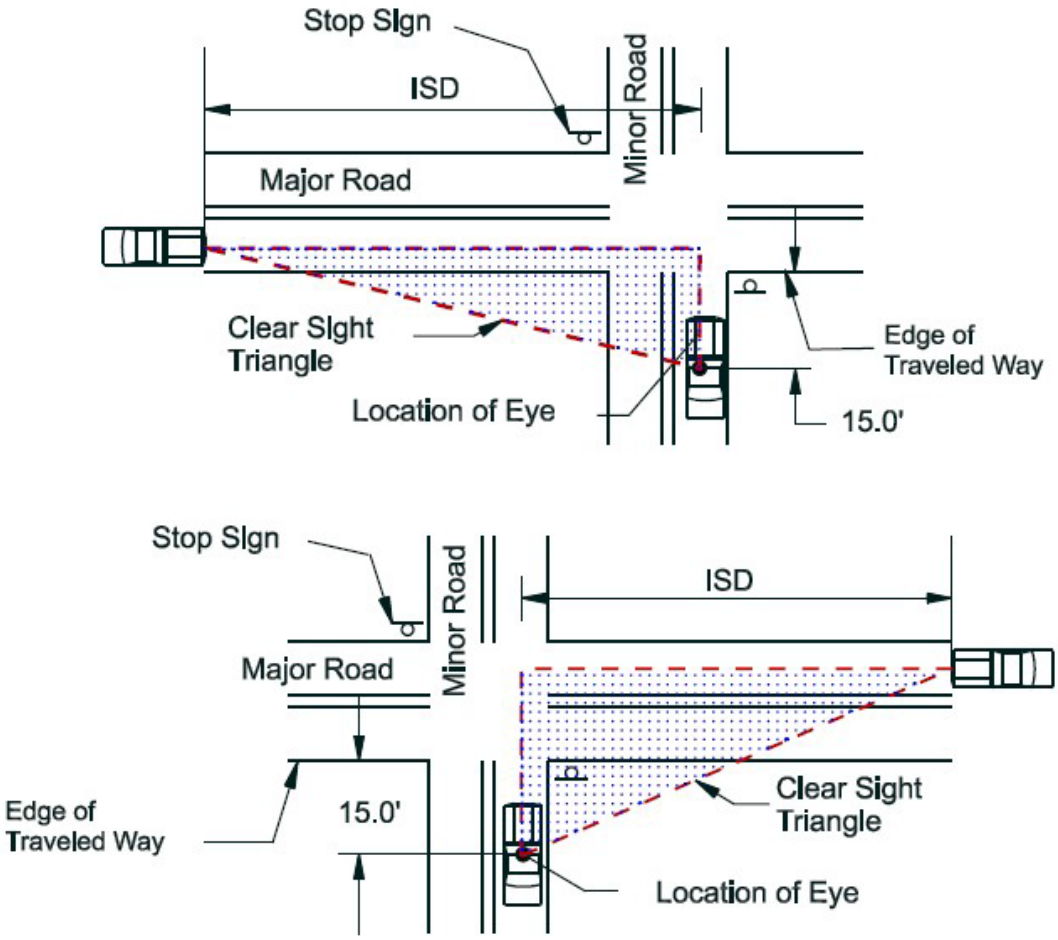
The second part is based on the distance to the center of the vehicle on the major road. For vehicles approaching from the left, this is assumed to be the center of the closet travel lane from the left. For vehicles approaching from the right, this is assumed to be the center of the closet travel lane for vehicles approaching from the right; see ISD Drawing below.

For all streets within the subdivision, the intersection Sight Distance shall be computed for a posted speed limit of 25 mph for passenger vehicles only.

When a subdivision street enters a Major Road (SCDOT or Greenville County road), the Intersection Sight Distance shall be computed for the posted for the posted speed limit of the Major Road using Single-Unit Trick design criteria in the Table below



CLEAR SIGHT TRIANGLE FOR VIEWING TRAFFIC APPROACHING FROM THE RIGHT AND LEFT



CLEAR SIGHT TRIANGLE FOR VIEWING TRAFFIC APPROACHING FROM THE RIGHT AND LEFT

The length of the sight triangle leg or ISD along the major road is determined using the following equation:

ISD = 1.47 x Vmajor x tg Equation 7.1

Where:
ISD = length of sight triangle leg along major road (ft)
Vmajor = design speed of major road (mph)
tg = gap acceptance time for entering the major road (sec)

Gap Acceptance Times, Left Turns from Minor Road

Design Vehicle	Gap Acceptance Time (tg) (sec)
Passenger Car	7.5
Single Unit Truck (SU)	9.5
Tractor/Semitrailer	11.5

C. Conformity to the Major Thoroughfare/Transportation Plans - The location and width of all collector and arterial streets and roads shall conform to the official major thoroughfare plan as adopted. Existing streets shall be extended at the same or greater width but, in no case, less than the required minimum.

D. Reserve Strips- Reserve strips shall not be permitted (See Section E below).

E. Access to Adjoining Property - The proposed street system shall be designed and improved to provide for desirable access to unsubdivided property adjoining the subdivision.

No subdivision showing reserve strips controlling the access to public ways shall be approved, except where the control and disposal of land comprising such strips are definitely placed within the jurisdiction of and under conditions meeting the approval of the Simpsonville Planning Commission.

F. Alleys- Except in unusual circumstances, no alleys shall be permitted. The Simpsonville Planning Commission may require that provisions be made to provide a secondary means of access for service trucks, etc., in areas of nonresidential uses.

G. Drainage and Utility Easements - The width, length, and location of all easements for drainage and utilities shall be established by the appropriate agency involved and shown on the final plat.

H. Half Streets -New half streets shall be prohibited. Whenever an existing half street is adjacent to a tract of land to be subdivided, the other half of the street shall be platted within such tract.

11.2. Street Names and Street Markers

Proposed street names shall not duplicate or be phonetically similar to existing street names in Greenville County. The owner or developer initially shall install all required signage including but not limited to street identification signs, regulatory and warning signs, i.e., speed limit signs, and stop signs. Size, placement, and reflectability shall conform to requirements of the most recent edition of the South Carolina Manual on Uniform Traffic Control Devices. For additional comments see Reference Item D, Sign Specifications.

A. **Non-typical Street Signs**

Use of non-typical street identification signs will be allowed in conformance with the following:

1. Lettering must be 4" (inches) in height, evenly spaced and centered.

2. Abbreviations of street names are not permissible.

3. Only block letter styles, preferably Highway Gothic, Series B, are permitted; script prohibited.

4. Lettering and background must be contrasting colors and provide reflectability equivalent to engineering grade reflective Scotchlite, Series C as used with

traditional greenblade signs.

5. Final plat must contain statement designating the parties responsible for maintenance of non-typical street identification signs. Any replacement of street identification signs by City of Simpsonville will be with City standard materials.

6. All signage will be inspected by the City Engineer. No streets will be given final approval without signage which meets minimum county standards. Traffic control/regulatory and warning signs (stop/speed limit signs) must be standard face.

11.3 Sidewalks

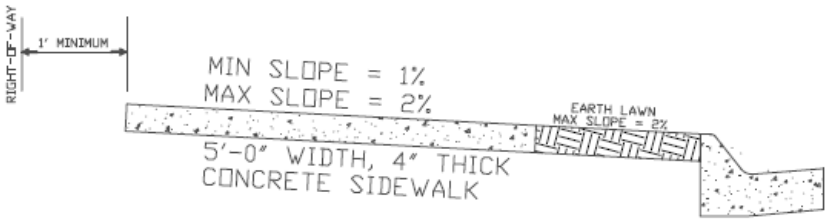
~~The Simpsonville Planning Commission, in consultation with representatives of the School District of Greenville County, shall determine the need for providing sidewalks in residential areas within 1 mile of a school. If it is determined that a sidewalk is necessary for the safety of the students, the subdivision developer shall construct a concrete sidewalk on one side of all residential collector and residential subcollector streets within the proposed development.~~

The Typical Roadway Section for all new subdivisions shall include sidewalks on a least one side of the roadway. To meet ADA current regulations, all sidewalks shall have a minimum width of a 5-foot, a minimum thickness of 4-inches and a cross slope not to exceed 2%. Sidewalks on both sides of the roadway are permitted but not required. ~~Such sidewalks shall have a minimum width of 4 feet and shall be located within the public right-of-way and no closer than 1 foot from the property lines. No mailboxes or other structures may be located within the sidewalk. When mailboxes are placed adjacent to a sidewalk they shall be located in accordance with the specifications shown in the example below.~~

Sidewalks shall be no closer than 1-foot to the adjacent property line.

No obstruction shall be placed within the sidewalks (Lights, power poles, transformer, etc.). When mailboxes are placed adjacent to a sidewalk, they shall be located in a grass strip between the sidewalk and the curb & gutter at a height approved by the US Postal Service.

Sidewalks shall be separated from the curb and gutter or equivalent design, by at least 18” inches. Where a roadway does not have a curb and gutter or curbing of any kind, the separation shall be determined at the discretion of the City Engineer, on a case-by-case basis, to determine the most pedestrian safety design.



DETAIL - SIDEWALK WITH CURB LAWN
(TYPICAL ROLLED CURB)

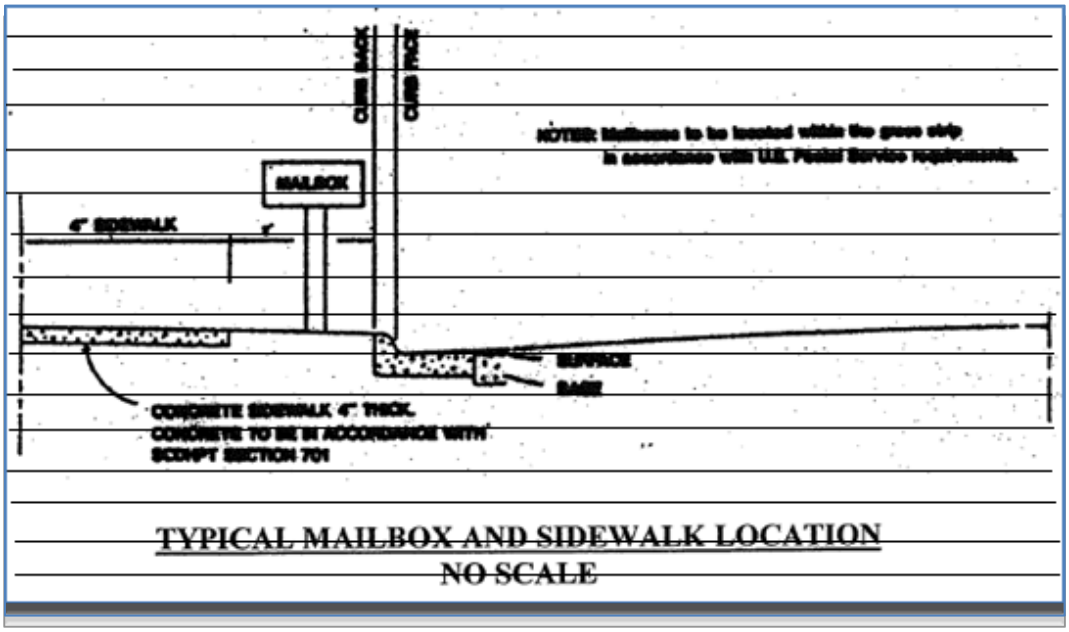
11.4 Mailboxes

The local postmaster should be contacted to discuss options for the method of mail delivery for new developments early in the design process. The delivery method will dictate the mailbox type and location; and will require the approval of the Postal Service (USPS) as required by the most current Postal policy.

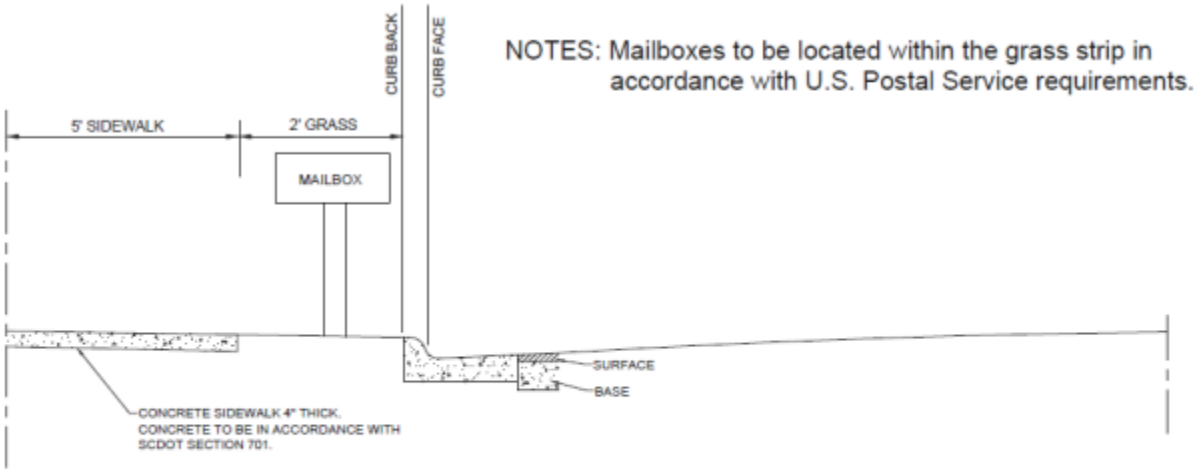
The type of delivery approved by the local postal manager shall be noted on the development plan (preliminary plat). If Cluster Box Units (CBUs) are selected, the location(s) must be incorporated in the design of the subdivision and shown on the preliminary plat.

The preferred location of the CBU is in common/amenity areas that are condusive to both pedestrian and vehicular traffic. If a development is not proposing an amenity area, then the location of the CBU must accommodate parking at the installation area at a ratio of 1 parking space per 50 dwelling units. These spaces will be for the sole purpose of utlitizing the CBU and can not be counted towards the required guest parking requirment detailed in section 4.5.5 of the Simpsonville Zoning Ordinance.

The use of concrete filled metal pipe for any mailboxes is expressly prohibited. The installation of a single support is allowed (with approval from the Postal Service) in a configuration of 4 boxes per post. In the case of a single support, non-yielding and non-breakaway mailbox structures will not be allowed. Please see the USPS Guide for Developers for more information.



TYPICAL MAILBOX AND SIDEWALK LOCATION
NO SCALE



TYPICAL MAILBOX AND SIDEWALK LOCATION
NO SCALE

11.5 Access to Community Facilities

A. Streets shall be designed or pedestrian walkway easements provided to assure convenient access to parks, playgrounds, schools, and other community facilities.

B. Walkway easements shall not be less than 12 feet in width.

C. Walkways or access to community facilities shall be shown on the final plat of the subdivision; accordingly such must be delineated both with signage and with on-site physical means such as gravel, asphalt, planted screenings or other appropriate delineators.

11.6 Lots

A. **Access** - All residential subdivision lots shall have at least 20 feet of direct access to and front on a public street or on a private street constructed to city private road standards as set forth herein in which each property owner has an undefined, undivided interest. Access to individual lots must be constructed by an improved surface. All nonresidential subdivision lots shall have access to a public street, public highway, private road, or a recorded easement.

B. **Minimum Lot Size** – All lots ~~located in areas where a Zoning Ordinance is in effect~~ shall conform to the zoning requirements. ~~All other lots shall conform to the minimum standards as set forth in the R-8, Single Family Residential, zoning classification or County Health Department minimum standards.~~

C. **Building Setback Lines** - All lots shall conform to their designated ~~located in the zoning area shall conform to the~~ zoning requirements. ~~Building setback lines in unzoned areas shall be as follows:~~

~~1. **Residential Collector, Subcollector and Access**~~

~~Front Setback - 20 feet~~
~~Side Setback - 20 feet (corner lots only)~~

~~2. **Minor Arterial**~~

~~Front Setback - 40 feet~~
~~Side Setback - 30 feet (corner lots only)~~

~~3. **Arterial Streets**~~

~~Front Setback - 50 feet~~
~~Side Setback - 40 feet (corner lots only)~~

D. **Area Subject to Flooding-** Any plat of a subdivision submitted to the City of Simpsonville for its approval must comply with the provisions set forth in the county's adopted Flood Plain Management Ordinance No. 703 with amendments as may be adopted.

11.7 Access to Residential Subdivisions

A. A subdivision consisting of 30 to 100 lots, or 50 single family-attached dwelling units, shall provide two separate vehicular access points. The second access point may consist of an emergency access. If the emergency access point will not be designed as a road or driveway type construction, an alternate surface, approved by the City Fire Marshal shall be permitted. In the event a second access cannot be constructed due to topography issues, the width of the main entrance shall be no less than 26 feet wide leading to the first intersection.

B. A subdivision consisting of 101 to 200 dwelling units shall provide at least two access points to a public road. These access points must interconnect with one another. A cross-access to an existing public subdivision may count towards the required number of access points. In the event that a cross-access point satisfies the requirements of a second access, the City Fire Marshal may have authority to waive or increase the needed requirements.

C. A subdivision consisting of 201 or more dwelling units shall provide at least three access points to a public road. Two of the access points must interconnect with one another. Cross-access to an existing public subdivision or a stub-out to a proposed future connection, may count towards one of the required access points. In the event that a stub-out or cross access point satisfies the requirements of one of the three accesses, the city fire marshal may have authority to waive or increase the needed requirements.

D. In the event that the main access point directly connects from one collector or higher street to another, creating a potential for cut through traffic, every effort must be made to design the road to encourage pedestrian safety. These efforts may include implementing above average road widths, increasing vegetive strips between back of curb and sidewalks, wider ROWs, traffic islands, chicanes, raised intersections, and/or other traffic calming devices or pedestrian safety designs as determined by the city engineer or planning director.

11.8 Stub-outs in Residential Subdivisions

A. In subdivisions consisting of 50 to 200 dwelling units, a stub-out for future cross access must be installed to the property lines

B. In subdivisions consisting of 201 or more dwelling units, two stub-out for future cross access must be installed to the property line

The stub-out must be clearly marked with signage indicating future connections. A waiver for this requirement may be granted by the Public Works Director, the city engineer, or designee in the following situations:

1. Abutting properties are already developed where cross access was never intended or designed to accommodate cross access;
2. Where topography issues exist creating a driver safety or environmental issue (Riparian buffers, wetlands, floodplains, excessive grade, etc). The existence of the impeding factor(s) must be determined and provided to the city engineer for review;
3. When the proposed development abuts an industrial property or a parcel zoned B-I (Business Industrial).

C. If a cul-de-sac or other road designs are required at a dead-end cross access, the developer shall set aside ROW for the city to allow for future cross access connection. It shall be the responsibility of future developers, on abutting properties, to properly realign the road, removing any roundabout construction when connecting to an existing subdivision. Once a roundabout, or similar design is removed, excess ROW will revert to the adjoining property owners. All cross access and stub-outs must be properly notated on

the final plat and/or recorded with other appropriate legal documents.

11.9 Traffic Impact

A traffic impact study (TIS) or impact analysis (TIA) are engineering evaluations of how a proposed development will affect traffic. The purpose of these studies is to help identify significant impacts on safety, traffic and transportation operations. Ultimately, the TIS can be used to assess if the scale of the development is appropriate for a particular site and what improvements may be necessary, on and off the site, to provide safe and efficient access and traffic flow.

For rezonings or new developments which result in a change of use or expansion of the site that results in an expected increase of 25% or more peak hour trips, a TIS or TIA ~~may~~ shall be required at the discretion of the Planning Director. In the event that a rezoning or development is proposed, where an encroachment permit with either Greenville County or SCDOT is not required, the applicant or developer must provide written confirmation from either entity, stating that they (County or SCDOT) are aware of the proposed development and provide any requested improvements to mitigate potential traffic impact forecasted by the rezoning or proposed development as part of the pre-application process.

The estimated number of trips for a site will be based on the latest edition of the Institute of Transportation Engineers (ITE) *Trip Generator Manual*. Developments must provide findings showing the change in estimated trips to the City as part of the pre-application process.

11.10 Pet Waste Stations

In residential developments, dog waste stations shall be placed near community gathering spots such as amenity areas or playgrounds, near sidewalks or areas where people commonly walk their dogs.

Each Dog Waste Station shall include free sanitary "Pickup" bags and large receptacles. These are to be the responsibility of the Homeowners or Property Owners Association (HOA/POA) to maintain in a safe and healthy manner.

At Parks and Recreation Areas, where dogs are permitted, dog waste stations shall be placed at a ratio of 1 station per 2 acre of land. These should be placed at entrance and exit points, and at high traffic areas such as picnic areas, along walking trails and within designated dog parks. Stations should be placed along trails and pedestrian paths, recommended at 500 feet intervals, with a maximum spacing of 1000 feet.

11.11 Dog Parks

Dog Parks shall be designed with the following guidelines:

A. Locations of Dog Parks shall be convenient but far enough away from a residence to reduce noise complaints. (Minimum 50-foot distance buffer)

B. ADA Access design should follow Federal requirements.

C. Minimum 4' foot high, chain-link fence, shall be required around the perimeter.

D. Dog Parks shall not be located within floodplains. The soil shall be permeable, well drained with a positive slope, avoiding any natural swale. The area should be relatively flat but a

maximum 5% slope.

E. A 60’ foot, vegetative buffer shall be set from any streambank or water source.

(Reserved)

EXHIBIT A

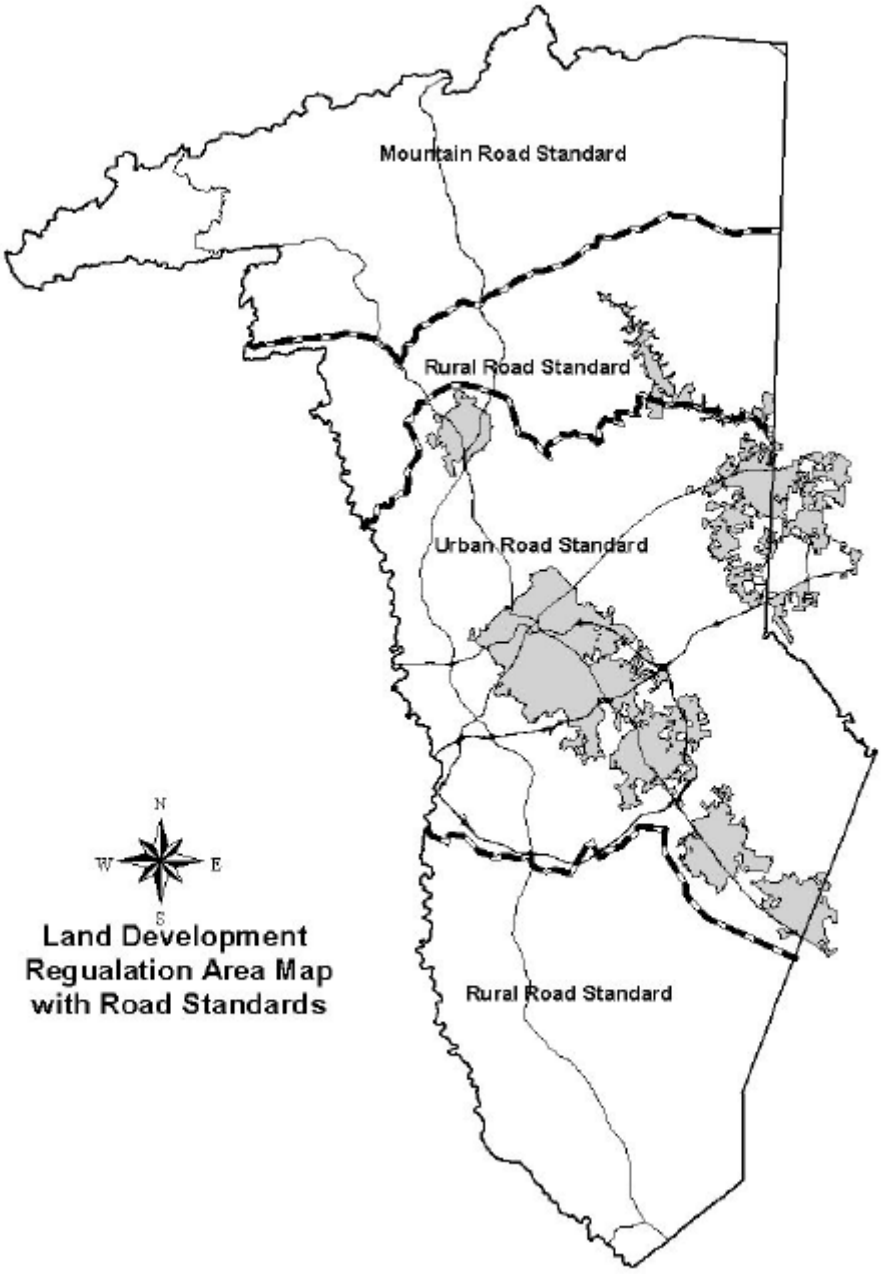

Mountain Road Standard
Rural Road Standard
Urban Road Standard
Rural Road Standard
N
W
E
S
Land Development
Regulation Area Map
with Road Standards

EXHIBIT B

PRELIMINARY PLAN

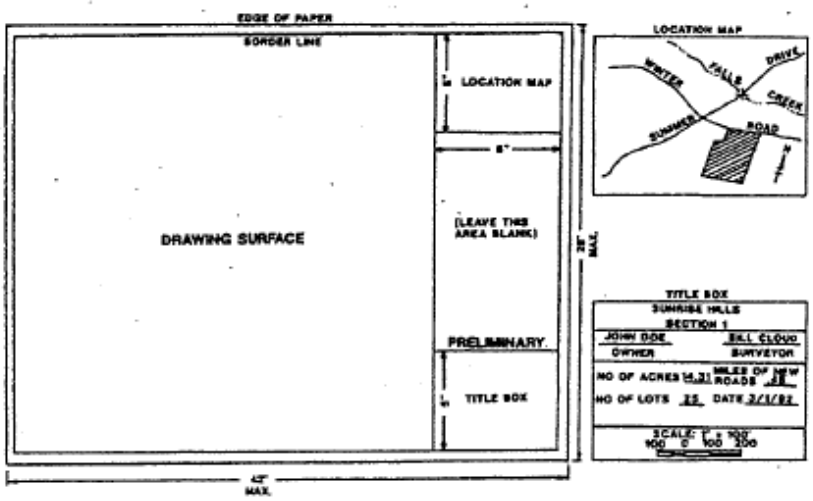
Subdivider's Check List

~~____1. One (1) three mil (.003) mylar reproducible copy of preliminary plans, one completed application for preliminary approval, and fee for preliminary submittal.~~
~~____2. Location map showing subdivision and surrounding area.~~
~~____3. Scale: 1" = 200' not less than 1 to 100. Maximum sheet size 42" x 28".~~
~~____4. Name of subdivision and owner.~~
~~____5. North arrow, graphic scale, date.~~
____6. Boundaries of tract with bearings and distances.
~~____7. Names of adjoining property owners.~~
~~____8. The location of existing sewers, water, and gas mains, and other utilities.~~
~~____9. The location of existing streets, roads, bridges, culverts, railroads, water courses, etc.~~
~~____10. Names, locations and approximate dimensions of proposed streets, easements, parks, reservations, lot lines, etc.~~
~~____11. Topography, not greater than 10 foot intervals.~~
____12. ~~Proposed lot lines, building lines, and approximate dimensions~~.
~~____13. Lot numbers.~~
~~____14. Letter of request for any variance from minimum standards of Simpsonville Land Development Regulations.~~
~~____15. Existing zoning of subject area.~~
~~____16. Current county tax identification number.~~
~~____17. Location of proposed water and sewer systems.~~
~~____18. Submitted according to the City of Simpsonville's monthly application date shown on the Subdivision Activity Schedule.~~

____1. One copy of preliminary plan uploaded to the city portal
____2. Name of subdivision and roadways, owner(s) & current address, name of engineer, surveyor, landscape architect, etc. who prepared the plan, proposed street names; adjoining subdivisions or property owners and location of proposed subdivision
____3. Location of right-of-way widths of all streets and weather they are public or private
____4. Location map showing subdivision and surrounding area, with at least one highway or well-known road or intersection by indicating the mileage to the nearest tenth to the property
____5. The location and size of sanitary and storm sewers, location of water mains and other utilities.
____6. Topography contours not greater than 10-feet shall be overlaid
____7. Basic Drainage plan with location of catch basins, piping, and drainage easements
____8. The location of water course, marshes, existing streets, roads, bridges, etc.
____9. The location of and widths of all streets rights-of-way and other areas proposed to be dedicated to the public or intend for public use and lot lines
____10. Scale, north arrow, and date
____11. Total area stated in acres of land proposed for subdivisions
____12. Public water and sewer facilities are to furnished, showing pipe size and elevations if applicable
____13. Existing zoning and all abutting properties
____14. If development is situated within a special sewer or water district, this district shall be shown
____15. Location of existing electric, natural gas, water, and sewer rights-of-way
____16. Proposed use of any land reserved by the developer. (Pedestrian ways, recreational, etc.)
____17. Computed square footage of each lot of the subdivision, proposed lot lines & lot number, building lines, etc.

____18. Statement of source of boundary survey and date of survey
____19. Letter from owner of land(s) given consent to have proposed subdivision submitted
____20. Lighting plan
____21. Pedestrian ways
____22. Buffers
____23. Sight easements

PRELIMINARY PLAN LAYOUT (REQUIRED)



~~EXHIBIT C~~

~~SUMMARY PLAT~~

~~Subdivider's Check List~~

~~____1. Two (2) reproducible three mil (.003) mylars. Maximum size 22" x 27".~~
~~____2. Scale:1" = 100' or larger.~~
~~____3. Names and lines of streets and roads.~~
~~____4. Lot lines and building lines.~~
~~____5. Lot numbers.~~
~~____6. Reservations, easements, public access, or sites for other than residential use with explanation of purpose.~~
~~____7. North arrow, graphic scale, date.~~
~~____8. Location and description of monuments.~~
~~____9. Name, location, and ownership of adjoining property.~~
~~____10. Location map showing subdivision and surrounding area.~~
~~____11. Name of subdivider or owner.~~
~~____12. Name of surveyor or engineer, license number, and seal.~~
~~____13. Number of acres, lots within subdivision.~~
~~____14. Boundaries of tract and lots with bearings and distances.~~
~~____15. Existing zoning of area.~~
~~____16. Documents verifying availability of utilities:~~
~~a. Water source~~
~~b. Sewage disposal method~~
~~c. Certification from City Engineer~~

SUMMARY PLAT LAYOUT (REQUIRED)

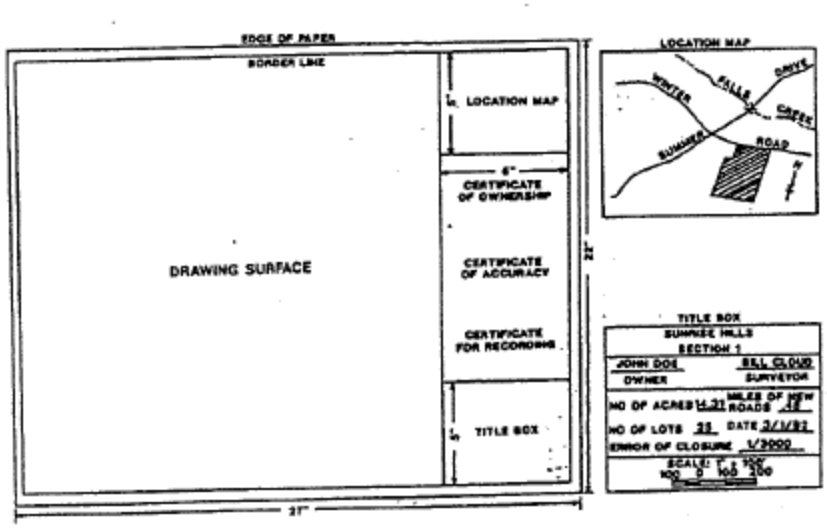


EXHIBIT ~~D~~ C

FINAL PLAT

Subdivider's Check List

~~____1. Submitted within twelve (12) months of preliminary approval.~~
~~____2. Two (2) reproducible three mil (.003) mylars. Maximum size 22" x 27".~~
____1. North arrow, graphic scale, date
____2. Scale:1" = 100' or larger
____3. Conforms to specific requirements stated on preliminary plan.
____4. Names and lines of streets and roads, stating these are public or private roads.
____5. Lot lines and building lines.
____6. Lot numbers.
____7. Reservations, easements, public access, or sites for other than residential use with explanation of purpose
____8. North arrow, graphic scale, date.
____9. Location and description of monuments.
____10. Name and location and ownership of adjoining unsubdivided property.
____11. Required improvements have been installed and have received final inspection. Performance bond in the amount of _____, has been approved by and accepted by the Planning Commission.
____12. Location map showing subdivision and surrounding area.
____13. Name of subdivider or owner.
____14. Name of surveyor or engineer, license number, and seal.
____15. Number of acres, lots, and miles of new roads within subdivision.
____16. A copy of the deed restrictions or restrictive covenants.
____17. Certificates stamped and signed.
____18. City road dedication form, if applicable.

FINAL PLAT LAYOUT (REQUIRED)

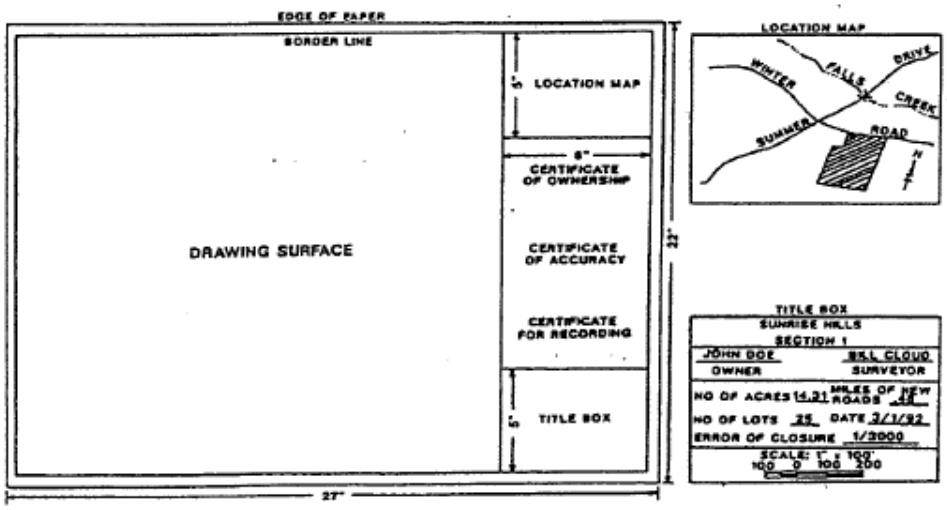


EXHIBIT ~~E~~ D

CERTIFICATE OF ACCURACY

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards Manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class ___ survey as specified therein.

_____ _____

Date Registered Land Surveyor

_____

S. C. Registration No.

****

CERTIFICATE OF OWNERSHIP AND DEDICATION

"The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and that I (we) establish the minimum building restriction lines and hereby dedicate to public use as roads, streets, and easements, forever all areas so shown or indicated on said plat."

_____ Signed _____

_____ Signed _____

_____ Signed _____

_____ Signed _____

****

CERTIFICATE OF APPROVAL FOR RECORDING

"I hereby certify that the subdivision plan shown hereon has been found to comply with the Land Development Regulations for City of Simpsonville, with the exception of such variances, if any, as are noted in the minutes of the, South Carolina, and that it has been approved for recording in the office of the County Register of Mesne Conveyance.

_____, 20___ _____

Authorized Representative

EXHIBIT F

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that _____ as Principal (hereinafter called the Principal), and _____ as Surety (hereinafter called the Surety), are bound unto the State of South Carolina and the City of Simpsonville for the use and benefit of the , and for the use and benefit of all affected property owners within the hereinafter mentioned subdivision, in the full and just sum of _____ ($_____ Dollars, good and lawful money of the United States of America, for payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a final plat of the Subdivision known as Subdivision, located in the City of Simpsonville, South Carolina, for approval of the Simpsonville Planning Commission, which approval is a condition precedent to the right of the Principal to have registered in the Office of the Register of Mesne Conveyance of Greenville County, South Carolina, such plan of said Subdivision; and

WHEREAS, the is unable to approve said plan of said Subdivision for registration until all improvements are completed or until proper assurance of completion is made; and

WHEREAS, there are approximately _____ ln. ft. in length and _____ ft. in width in said streets and curbs, and _____ feet of _____ inch water line, and _____ feet of _____ inch sewer line, and other improvements as follows _____, not yet completed, and that the total cost of providing these facilities would be as follows:

(a) Streets and curbs - $_____
(b) Waterlines - $_____
(c) Sewer lines - $_____
(d) Other - $_____
TOTAL $_____

WHEREAS, under the rules and regulations for land subdivision in City of Simpsonville, State of South Carolina, adopted by the Simpsonville Planning Commission, it is permissible for the Developer, in lieu of the completion of said improvements prior to seeking the final approval, to submit a corporate surety bond or other sufficient security that said improvements will be completed; and

WHEREAS, the _____ is willing to approve the final plat of said Subdivision for registration upon the execution of a corporate surety bond or other sufficient security according to said rules and regulations in the sum of _____ ($_____) Dollars guaranteeing completion of the specified improvements listed above within a period not to exceed twelve (12) months from the date hereof to the satisfaction of the

NOW, THEREFORE, if the Principal shall, within a period of twelve (12) months from date hereof, fully comply with all the terms hereof, this obligation shall be null and void, otherwise to remain in full force and effect, and the funds derived from said corporate surety bond or other security shall be used by the _____ for the purposes as set forth herein.

THIS _____, 20___. _____ (SEAL)
Principal

Approved as to form:

_____ _____ (SEAL)
County Attorney Surety

EXHIBIT ~~G~~

~~STATE OF SOUTH CAROLINA)~~
~~_____) ASSIGNMENT TO SECURE PERFORMANCE BOND~~
~~CITY OF SIMPSONVILLE) AND COMPLETION OF IMPROVEMENTS~~

~~WHEREAS, the undersigned _____, hereinafter referred to as "Developer," is the owner of a tract of land located in the State of South Carolina, City of Simpsonville known or to be known as _____, and described as follows: _____ recorded in Plat Book ___ at Pages _____ in the RMC Office for Greenville County, and,~~

~~WHEREAS, in order to finance the development of said subdivision, the Developer has secured a loan from _____ of Greenville, South Carolina, hereinafter referred to as "Lender" and has on deposit and/or available for draw in an account with Lender $_____ from said loan, and~~

~~WHEREAS, in order to proceed with the development of said subdivision, and to assure the City of Simpsonville that the subdivision will be developed in accordance with the rules and regulations enacted by the and to induce the said Simpsonville Planning Commission to give its approval of the plat of said subdivision subject to the requirements of a proper corporate surety bond or other sufficient security and to properly secure the Developer's bond as required by Section 2.10, Performance Bonds, Land Development Regulations of the City of Simpsonville, Developer agrees as follows:~~

1. ~~Developer shall proceed to comply with the development of the above mentioned subdivision in accordance with the rules and regulations of the~~

2. ~~Developer, as security for his assurance and bond that he will complete the subdivision in accordance with the rules and regulations as aforesaid, does hereby assign, transfer and set over to the City of Simpsonville via the City of Simpsonville Planning Commission and its successors in office, _____ dollars, which Developer has on deposit and/or is entitled to draw from Lender, and does hereby authorize and direct the said Lender to acknowledge the within assignment and to assure the City of Simpsonville through the Simpsonville Planning Commission, that the above mentioned sum of $_____ less earned interest, shall be held by Lender in escrow for the benefit of the City of Simpsonville via the Simpsonville Planning Commission to secure the aforesaid bond and guarantee the completion of the items hereinafter set forth, upon the terms and conditions of this agreement.~~

3. ~~Developer agrees to complete, as promptly as possible, the items set out below, and the above mentioned funds, less earned interest shall not be paid over or released to any person or firm until Lender is notified in writing by the that said items have been completed in accordance with the applicable rules and regulations, without the understanding that as said items are completed and approved in writing by the, the above mentioned sum may be reduced or released to reflect items completed.~~

ITEMS TO BE COMPLETED ARE:

STREET IMPROVEMENTS
including grading drainage surfacing curbs

WATER

SEWER

OTHER

4. In the event any or all of the items to be completed are not completed by Developer within the required time, namely, _____, and upon written notice by the Planning Commission to Lender to this effect, the interest of the Developer is and to the above said funds shall cease, and said funds shall be applied by the City of Simpsonville for the completion of said items pursuant to the conditions set out herein, and Lender shall make said funds available to the Planning Commission subject only to the options set forth in Lender's Acknowledgement attached hereto.

5. The covenants herein contained shall be binding upon Developer and Lender and their heirs, executors, administrators, successors, grantees, and assigns. This agreement shall remain in effect until all items to be completed by Developer have been fully and satisfactorily completed and written notice of same has been forward by the Simpsonville Planning Commission to Lender. Wherever used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders as the facts may require.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this the _____ day of _____, 20_____.

In the presence of:

_____ BY: _____
_____ Developer
_____

LENDER'S ACKNOWLEDGEMENT

_____, the Lender in the above-mentioned transaction, acknowledges the above Assignment to Secure Performance Bond and Completion of Improvements and hereby agrees to hold the aforementioned sum of $_____(less earned interest) in escrow according to the terms thereof, subject only to the following: In the event the items to be completed by Developer hereunder are not completed and the Lender receives written notice by the City of Simpsonville of said default by Developer, Lender shall perform one of the following: (1) pay said funds to the Simpsonville Planning Commissioner the party designated by the Simpsonville Planning Commission after the work has been completed and inspected and approved by the Lender and the shall unreasonably withhold approval, or (2) the Lender may have the necessary work done as expeditiously as is reasonably possible, and have the funds applied to the cost thereof, after inspection and approval of said work by the Simpsonville Planning Commission, or (3) the Lender may foreclose its mortgage with the condition that the Lender guarantee the Simpsonville Planning Commission that the Purchaser at any sale will complete said items as expeditiously as is reasonably possible, to the approval of the Simpsonville Land Development Regulations. Lender shall notify the Simpsonville Planning Commission of its choice among said options within fifteen (15) days of receipt by Lender of notice from the Simpsonville Planning Commission indicating that Developer has defaulted.

Executed this _____day of _____, 20_____,

In the presence of:

_____ BY: _____ (SEAL)
_____ Lender
_____
_____

EXHIBIT A

EXHIBIT ~~H~~ E

STATE OF SOUTH CAROLINA)
)
CITY OF SIMPSONVILLE)

WAIVER

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, the undersigned _____, hereinafter referred to as "Developer," being the owner or the authorized representative of the Owner, of a tract of land located in the State of south Carolina, City of Simpsonville, known, or to be known, as _____Subdivision (the "Subdivision") is, or will be, submitting a final plat of the Subdivision (the "Final Plat") to the Simpsonville Planning Commission for approval as a condition precedent to the right of the Developer to have the Final Plat registered in the Office of the Register of Mesne Conveyance of Greenville County, South Carolina;

WHEREAS, the Developer must complete certain physical improvements to the Subdivision or provide sufficient security therefor prior to seeking the approval of the Simpsonville Planning Commission of such Final Plat;

WHEREAS, as a condition to the approval of the Final Plat, Developer has deposited here with the Simpsonville Planning Commission the sum of _____Dollars ($_____ in cash, certified check, certificates of deposit or U.S. government securities to insure the completion of the improvements to the Subdivision;

WHEREAS, in order to induce the Simpsonville Planning Commission to approve the Final Plat, the Developer has agreed to waive any rights to direct the investment of the sums deposited herewith and to any earnings on such sums.

NOW, THEREFORE, in consideration of the approval of the Final Plat by the Simpsonville Planning Commission, the Developer hereby relinquishes and waives any and all rights to direct the investment of the sums deposited herewith and further waives any and all rights to any interest, dividends or other earnings on such sums as may be derived by the Simpsonville Planning Commission..

Dated this _____ day of _____, 20_____.

_____ (SEAL)
Developer

EXHIBIT ~~I-1~~ F-1

**STATEMENT OF OWNERSHIP AND
CONSENT TO DEDICATE STREETS AND ROADS
TO CITY OF SIMPSONVILLE FOR PUBLIC USE**

**SOUTH CAROLINA
GREENVILLE COUNTY**

KNOW ALL MEN, that I (we), the undersigned, am (are) the owner(s) in fee simple of the lands which it has caused to be subdivided into a subdivision named _____, as shown on a plat which is on file in the office of the Simpsonville Planning Commission, and a copy of which upon approval by the Simpsonville Planning Commission will be recorded in the office of the County Register of Mesne Conveyance.

That I (we) freely offer, grant, and dedicate to those to those who may purchase said property or any part of it, to the general public and to local authorities who have responsibility for maintenance, the use and control of the streets and roads shown on said plat of property for public use.

The property shown on said plat is not encumbered by a mortgage, judgment, or other lien or encumbrance, except: _____

IN WITHESS WHEREOF, the undersigned owner(s) has (have) set his (their) hand(s) and seal(s) this _____ day of _____, 20 _____.

Signed, Sealed and Delivered in the presence of:

_____ (SEAL)

_____ (SEAL)

_____

_____

PROBATE

**STATE OF SOUTH CAROLINA
CITY OF SIMPSONVILLE**

PERSONALLY appeared before me _____ who being first duly sworn, deposes and says that (s)he saw the within named _____ by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with _____witnessed the execution thereof.

SWORN to before me this _____ day of _____, 20_____.

_____ (L.S.)
Notary Public for South Carolina

My Commission Expires: _____

EXHIBIT ~~1-2~~ F-2

**STATEMENT OF DEDICATION AND TRANSFER
OF STREETS AND ROADS TO CITY OF SIMPSONVILLE
FOR PUBLIC USE BY A PARTNERSHIP**

**SOUTH CAROLINA
CITY OF SIMPSONVILLE**

We, the undersigned, do hereby state that we are duly authorized partners of _____, a partnership, and that said partnership is the owner in fee simple of the lands which it has caused to be subdivided into a subdivision named _____, as shown on a plat which is on file in the office of the Simpsonville Planning Commission, and which upon approval by said Commission will be recorded in the office of the County Register of Mesne Conveyance.

NOW, THEREFORE, KNOW ALL MEN, that the partnership freely offers and dedicates to those who may purchase said property or any part of it, to the general public and to local authorities who have responsibility for maintenance, the use and control of the streets and roads shown on said plat of property for public use.

The property shown on said plat is not encumbered by a mortgage, judgment, or other lien or encumbrance, except: _____

IN WITNESS WHEREOF, said partnership has caused these present to be signed by its duly authorized partner(s) and has caused its common seal to be affixed thereto this _____ day of _____, 20_____.

Signed, Sealed and Delivered in the presence of: _____ (SEAL)
Name of Partnership

_____ By: _____

_____ And _____

PROBATE

**STATE OF SOUTH CAROLINA
CITY OF SIMPSONVILLE**

PERSONALLY appeared before me _____ who being first duly sworn, deposes and says that (s)he saw the within named _____, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and the (s)he, with _____ witnessed the execution thereof.

SWORN to before me this _____ day of _____, 20_____.

_____ (L.S.)
Notary Public for South Carolina

My Commission Expires: _____

EXHIBIT ~~I-3~~ F-3

**STATEMENT OF DEDICATION AND TRANSFER
OF STREETS AND ROADS TO CITY OF SIMPSONVILLE
FOR PUBLIC USE BY A CORPORATION**

**SOUTH CAROLINA
CITY OF SIMPSONVILLE**

We, the undersigned, do hereby state that we are duly authorized officers of _____, and that said corporation is the owner in fee simple of the lands which it has caused to be subdivided into a subdivision named _____, as shown on a plat which is on file in the office of the City of Simpsonville of Greenville County, and which upon approval by said City will be recorded in the office of the County Register of Mesne Conveyance.

NOW, THEREFORE, KNOW ALL MEN, that the corporation freely offers and dedicates to those who may purchase said property or any part of it, to the general public and to local authorities who have responsibility for maintenance, the use and control of the streets and roads shown on said plat of property for public use.

The property shown on said plat is not encumbered by a mortgage, judgment, or other lien or encumbrance, except: _____

IN WITNESS WHEREOF, said corporation has caused these present to be signed by its duly authorized partner(s) and has caused its common seal to be affixed thereto this _____ day of _____, 20_____.

Signed, Sealed and Delivered in the presence of: _____ (SEAL)
Name of Corporation

_____ By: _____

_____ And _____

PROBATE

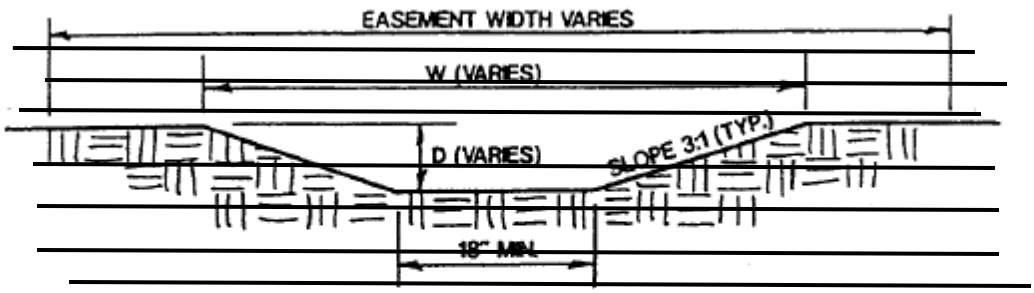
**STATE OF SOUTH CAROLINA
CITY OF SIMPSONVILLE**

PERSONALLY appeared before me _____ who being first duly sworn, deposes and says that (s)he saw the within named _____, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and the (s)he, with _____ witnessed the execution thereof.

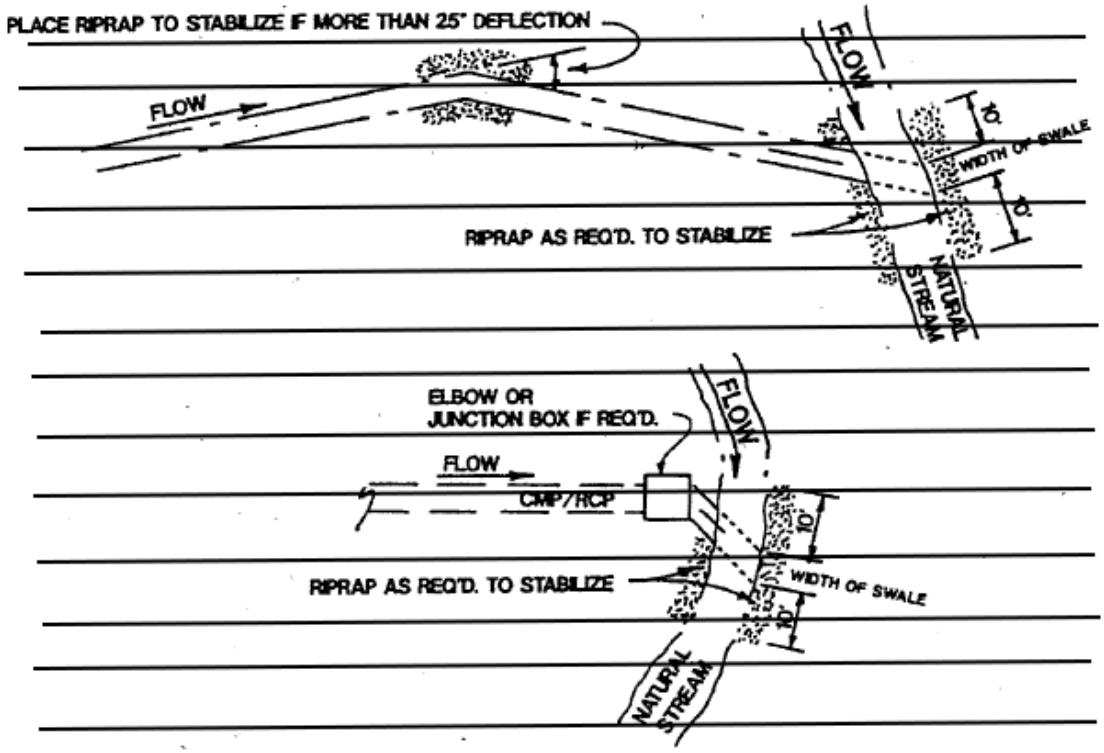
SWORN to before me this _____ day of _____, 20_____.

_____ (L.S.)
Notary Public for South Carolina

My Commission Expires: _____



CROSS-SECTION



CHANGE OF DIRECTION

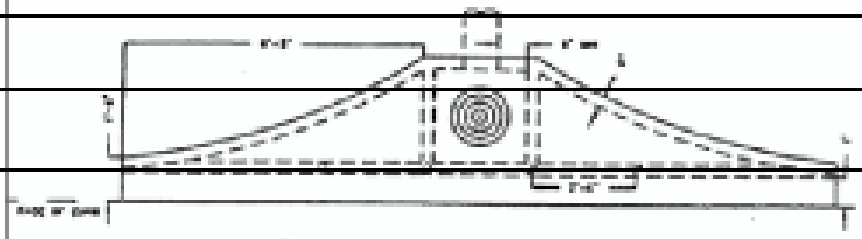
OPEN CHANNEL DRAINAGE DETAILS

N.T.S.

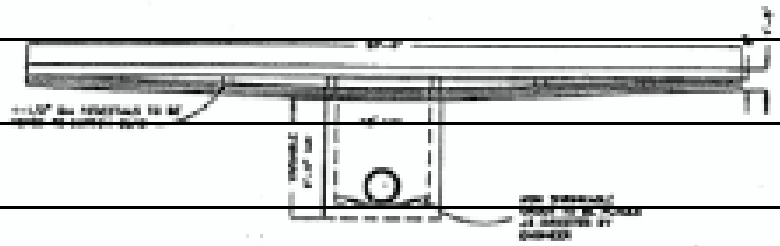
EXHIBIT ~~K-1~~

STANDARD CATCH BASIN DETAIL

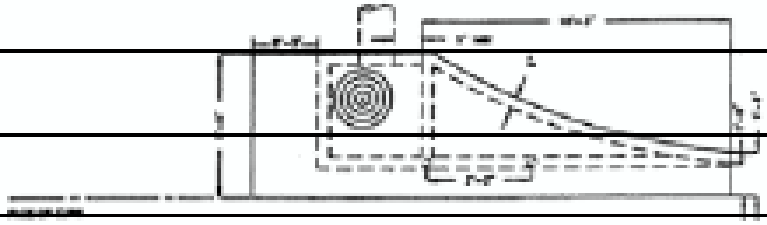
N.T.S.



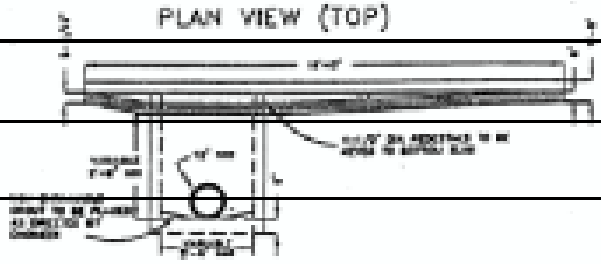
PLAN VIEW (TOP)



FRONT VIEW (PROFILE)

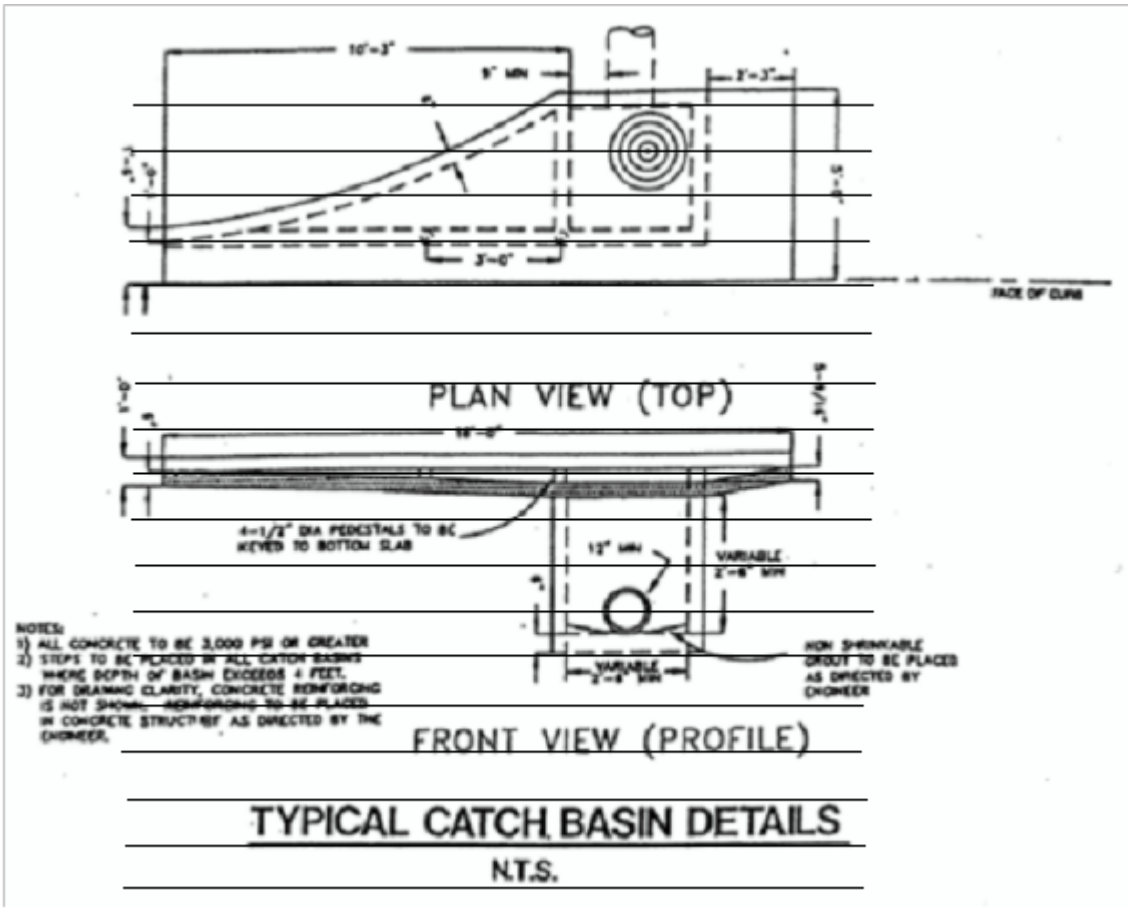


PLAN VIEW (TOP)



FRONT VIEW (PROFILE)

EXHIBIT ~~K-2~~



TYPICAL CATCH BASIN DETAILS

N.T.S.

EXHIBIT ~~K-3~~

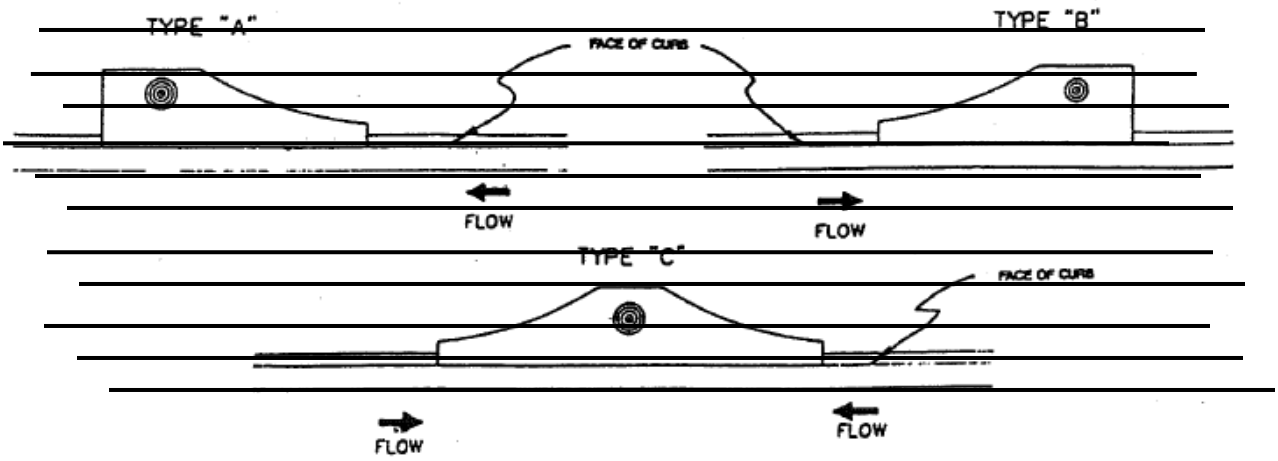
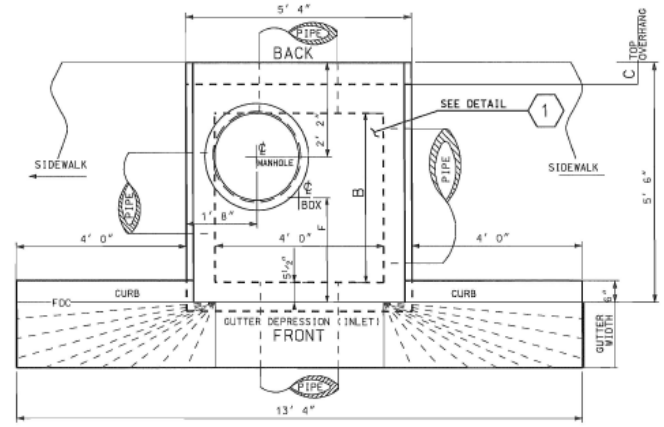

TYPE "A"
FACE OF CURB
TYPE "B"
FLOW
FLOW
TYPE "C"
FACE OF CURB
FLOW
FLOW

EXHIBIT G-1



SECTION A
SCALE 3/8"=1'
PLAN

TABLE 719-016A		
DIMENSION LABEL	BUILT IN PLACE CONSTRUCTION	PRECAST CONSTRUCTION
A	8"	6"
B	3'-10 1/2"	4'-0"
C	6"	6 1/2"
D	1'-0"	1'-1 1/2"
E	3/4"	SEE 4x4 PC BOX
F	2'-4 3/4"	2'-5 1/2"

SEE SHEET 719-016-02 FOR DETAILS AND NOTES

DESCRIPTION	ADA	NON ADA BICYCLE	VEHICLE
CB TYPE 16	YES	YES	YES-GUTTER LINE

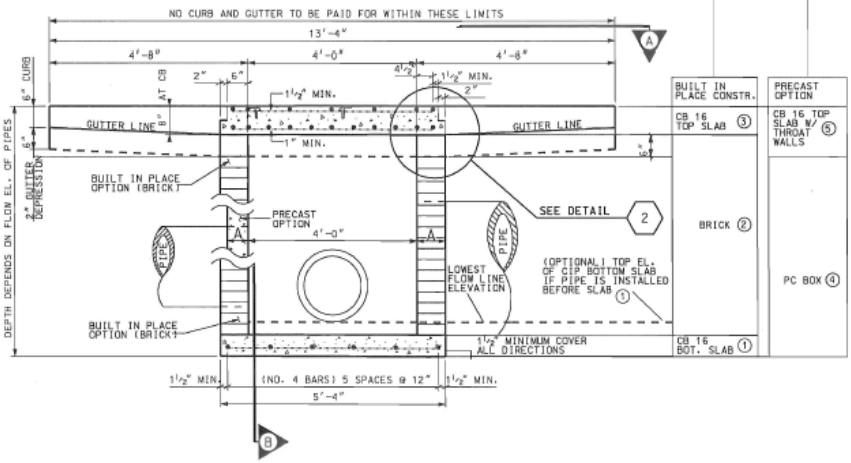
USE WITH SIDEWALK/CURB & GUTTER

CONTRACTOR MAY USE A COMBINATION OF BUILT IN PLACE AND PRECAST COMPONENTS AS APPROVED BY THE RESIDENT

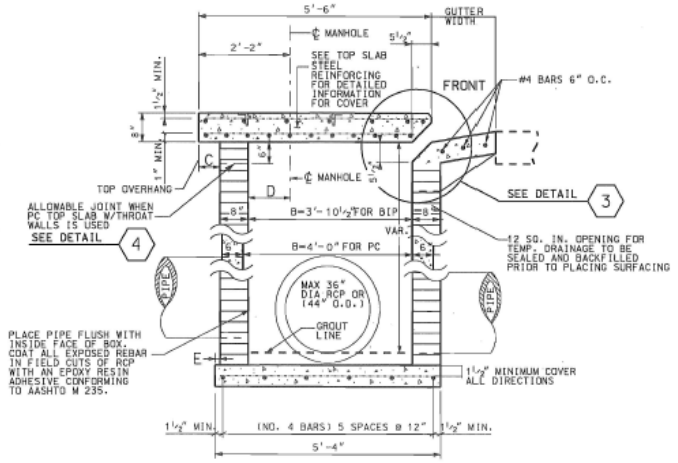
SEE QUALIFIED PRODUCT LIST 14 FOR MANUFACTURERS OF PRECAST ITEMS.

BUILT IN PLACE:
① CB 16 BOTTOM SLAB (PC OR CIP CONCRETE 64"X64"X6")
AND
② BRICK WALLS (8") (MAXIMUM 12' DEPTH)
AND
③ PC CB 16 TOP SLAB (66"X64"X8")

PRECAST:
④ PC DRAINAGE BOX CONFORMING TO 719-305-00 OR 719-310-00 (4'X4'X__) (MAX 12' DEPTH)
AND
⑤ CB 16 TOP SLAB WITH THROAT WALLS (66"X64"X14")



SECTION B
SCALE 3/8"=1'
FRONT ELEVATION
CATCH BASIN TYPE 17



SECTION C
SCALE 3/8"=1'
SIDE ELEV.

EXHIBIT G-2

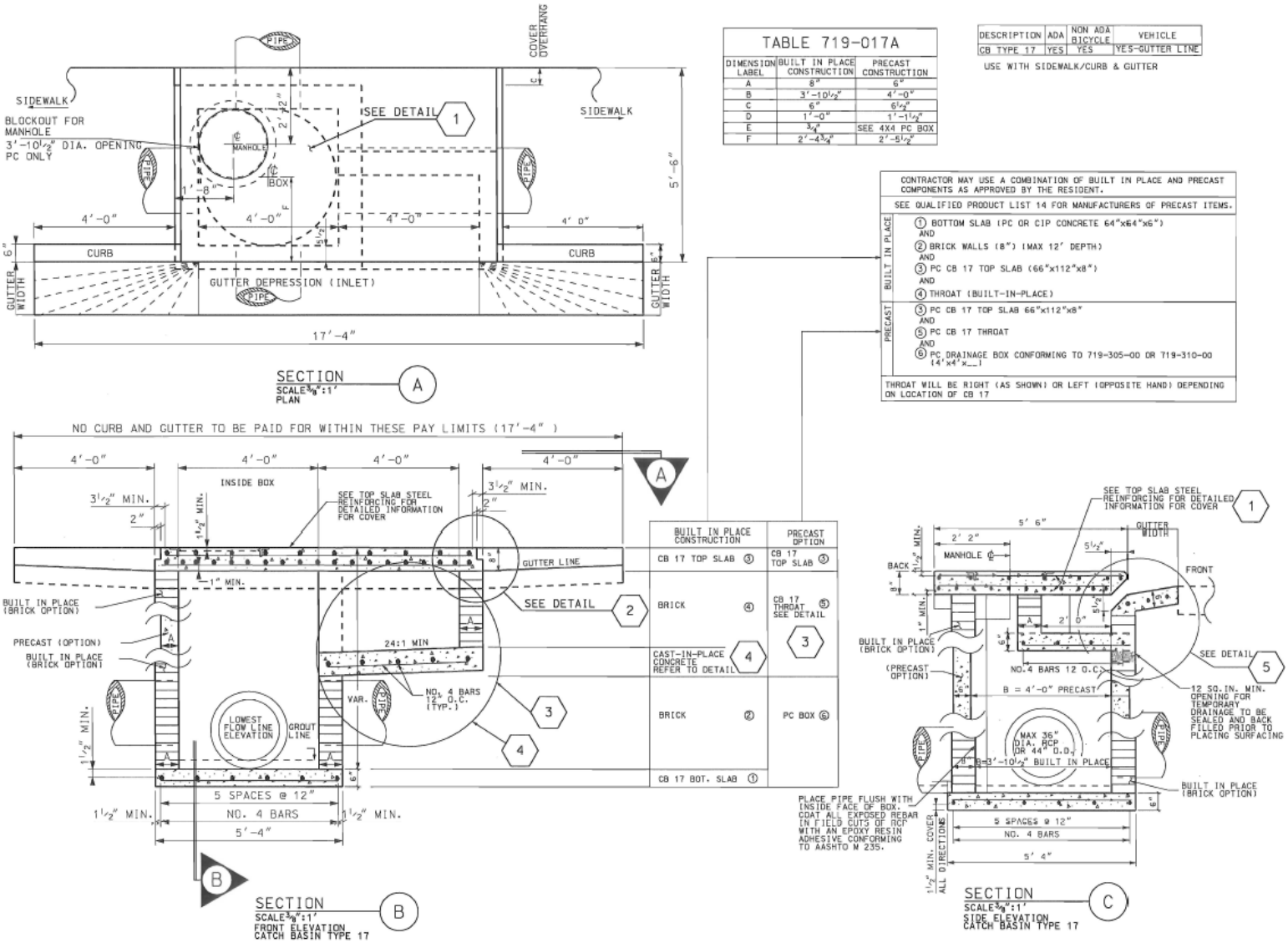


TABLE 719-017A
DIMENSION LABEL | BUILT IN PLACE CONSTRUCTION | PRECAST CONSTRUCTION
A | 8" | 6"
B | 3'-10½" | 4'-0"
C | 6" | 6½"
D | 1'-0" | 1'-1½"
E | ¾" | SEE 4X4 PC BOX
F | 2'-4¾" | 2'-5½"
DESCRIPTION | ADA | NON ADA BICYCLE | VEHICLE
CB TYPE 17 | YES | YES | YES-GUTTER LINE
USE WITH SIDEWALK/CURB & GUTTER
CONTRACTOR MAY USE A COMBINATION OF BUILT IN PLACE AND PRECAST COMPONENTS AS APPROVED BY THE RESIDENT.
SEE QUALIFIED PRODUCT LIST 14 FOR MANUFACTURERS OF PRECAST ITEMS.
BUILT IN PLACE
① BOTTOM SLAB (PC OR CIP CONCRETE 64"x64"x6")
AND
② BRICK WALLS (8") (MAX 12' DEPTH)
AND
③ PC CB 17 TOP SLAB (66"x112"x8")
AND
④ THROAT (BUILT-IN-PLACE)
PRECAST
③ PC CB 17 TOP SLAB 66"x112"x8"
AND
⑤ PC CB 17 THROAT
AND
⑥ PC DRAINAGE BOX CONFORMING TO 719-305-00 OR 719-310-00 (4'x4'x__)
THROAT WILL BE RIGHT (AS SHOWN) OR LEFT (OPPOSITE HAND) DEPENDING ON LOCATION OF CB 17
SIDEWALK
BLOCKOUT FOR MANHOLE
3'-10½" DIA. OPENING PC ONLY
SEE DETAIL 1
COVER OVERHANG
CURB
GUTTER DEPRESSION (INLET)
GUTTER WIDTH
17'-4"
SECTION A
SCALE ¾":1'
PLAN
NO CURB AND GUTTER TO BE PAID FOR WITHIN THESE PAY LIMITS (17'-4")
INSIDE BOX
SEE TOP SLAB STEEL REINFORCING FOR DETAILED INFORMATION FOR COVER
GUTTER LINE
SEE DETAIL 2
BUILT IN PLACE (BRICK OPTION)
PRECAST (OPTION)
24:1 MIN
NO. 4 BARS 12" O.C. (TYP.)
VAR.
LOWEST FLOW LINE ELEVATION
GROUT LINE
5 SPACES @ 12"
NO. 4 BARS
5'-4"
1½" MIN.
SECTION B
SCALE ¾":1'
FRONT ELEVATION CATCH BASIN TYPE 17
BUILT IN PLACE CONSTRUCTION | PRECAST OPTION
CB 17 TOP SLAB ③ | CB 17 TOP SLAB ③
BRICK ④ | CB 17 THROAT ⑤ SEE DETAIL 3
CAST-IN-PLACE CONCRETE REFER TO DETAIL 4
BRICK ② | PC BOX ⑥
CB 17 BOT. SLAB ①
SEE TOP SLAB STEEL REINFORCING FOR DETAILED INFORMATION FOR COVER 1
MANHOLE
GUTTER WIDTH
BACK
FRONT
BUILT IN PLACE (BRICK OPTION)
(PRECAST OPTION)
NO.4 BARS 12 O.C.
B = 4'-0" PRECAST
SEE DETAIL 5
12 SQ.IN. MIN. OPENING FOR TEMPORARY DRAINAGE TO BE SEALED AND BACK FILLED PRIOR TO PLACING SURFACING
MAX 36" DIA. RCP OR 44" O.D.
B=3'-10½" BUILT IN PLACE
PLACE PIPE FLUSH WITH INSIDE FACE OF BOX. COAT ALL EXPOSED REBAR IN FIELD CUTS OF RCP WITH AN EPOXY RESIN ADHESIVE CONFORMING TO AASHTO M 235.
5 SPACES @ 12"
NO. 4 BARS
5' 4"
1½" MIN. COVER ALL DIRECTIONS
SECTION C
SCALE ¾":1'
SIDE ELEVATION CATCH BASIN TYPE 17

EXHIBIT G-3

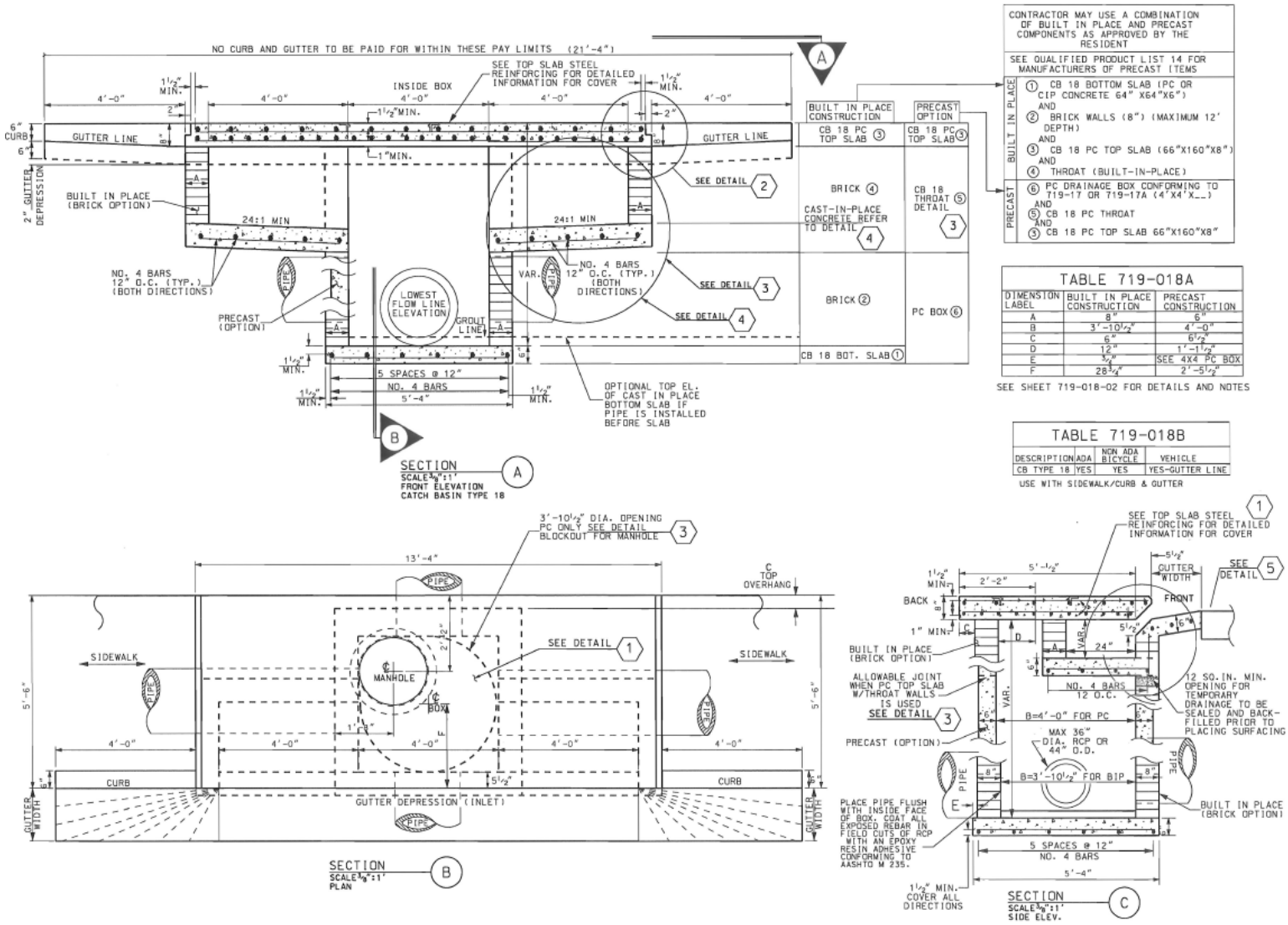


TABLE 719-018A

DIMENSION LABEL	BUILT IN PLACE CONSTRUCTION	PRECAST CONSTRUCTION
A	8"	6"
B	3'-10 1/2"	4'-0"
C	6"	6 1/2"
D	12"	1'-1 1/2"
E	1/2"	SEE 4X4 PC BOX
F	28 3/4"	2'-5 1/2"

SEE SHEET 719-018-02 FOR DETAILS AND NOTES

TABLE 719-018B

DESCRIPTION	ADA	NON ADA BICYCLE	VEHICLE
CB TYPE 18	YES	YES	YES-GUTTER LINE

USE WITH SIDEWALK/CURB & GUTTER

EXHIBIT H

Acceptable Plant Material List

This list is not intended to be all inclusive, but does include common trees and shrubs suitable for use in the Greenville area. Due to individual site, soil, moisture, and microclimate conditions, professional expertise should be sought to determine the appropriate plant materials for any particular development project.

A. Trees (mature height: twenty-five to thirty-five feet):

In all islands a minimum setback of 10 feet, from face of curb to center of tree, is required.

Mountain Silverbell
Sourwood
Thornless Honeylocust
Eastern Redbud
Mountain Ash
Yoshino Cherry
Golden-Rain Tree
Saucer Magnolia
Weeping Cherry
Kwansan Cherry
Yellowwood
Ironwood
Redmond Linden
American Holly

B. Trees (mature height: less than twenty-five feet):

In all islands a minimum setback of 5 feet, from face of curb to center of tree, is required.

Japanese Maple
Japanese Dogwood
Flowering Dogwood
Smoketree
Crape Myrtle
Crabapple
Amur Maple
Russian Olive
Wax Myrtle
Star Magnolia
Golden Chain Tree
Cotinus Coggyria

C. Low growing shrubs (mature height: approximately thirty-six inches):

In entrance islands a minimum setback of 2 feet, from face of curb to center of shrub, is required. In all other islands a minimum setback of 7.5 feet, from face of curb to center of shrub, is required.

EVERGREEN

Warty Barberry
Dwarf Buford Holly
Japanese Holly (var.)
Azalea (var.)
Mugo Pine
Juniper (var.)
Oregon Holly Grape
Nandina
Dwarf Nandina
Euonymous (var.)
Leatherleaf Viburnum
Dwarf Horned Holly
Hypericum

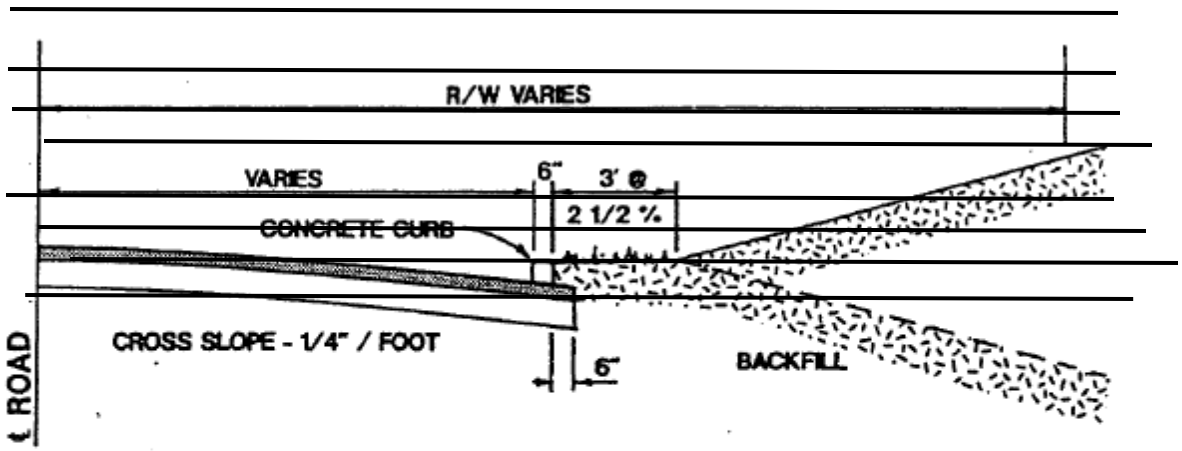
DECIDUOUS

Forsythia
Dwarf Burning Bush
Thunberg Spirea
Viburnum (var.)
Oakleaf Hydrangea
Japanese Flowering Quince
Potentilla
Ornamental Grass Varieties
Red Chokeberry
Fothergilla

D. Groundcovers: No minimum setback is required.

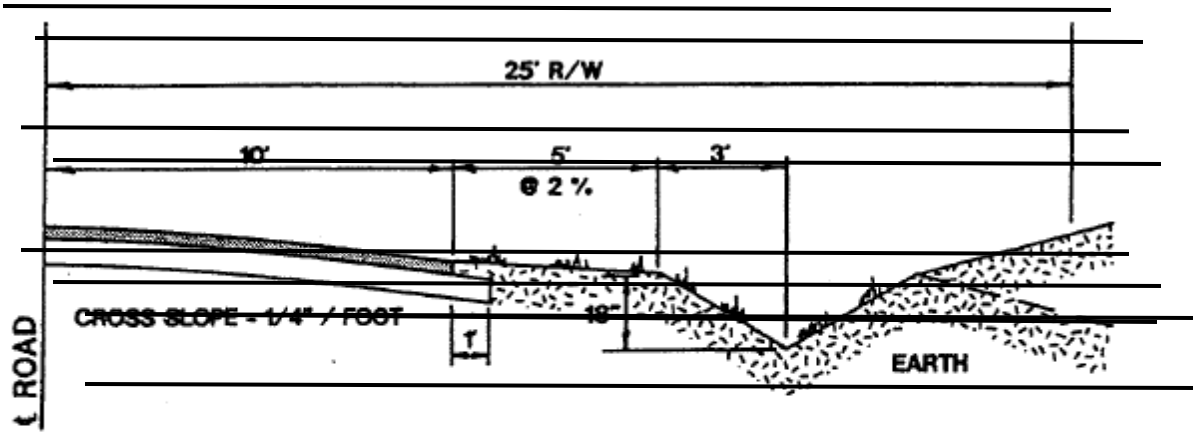
Lily-Turf
Creeping Lilyturf
Hybrid Daylily
Periwinkle
English Ivy
Purpleleaf Wintercreeper
Aaronsbeard
Rockyspray Cotoneaster
Willowleaf Cotoneaster
Pachysandra
St. John's Wort

~~**EXHIBIT M-1**~~
~~**EXHIBIT M-2**~~



URBAN STANDARD

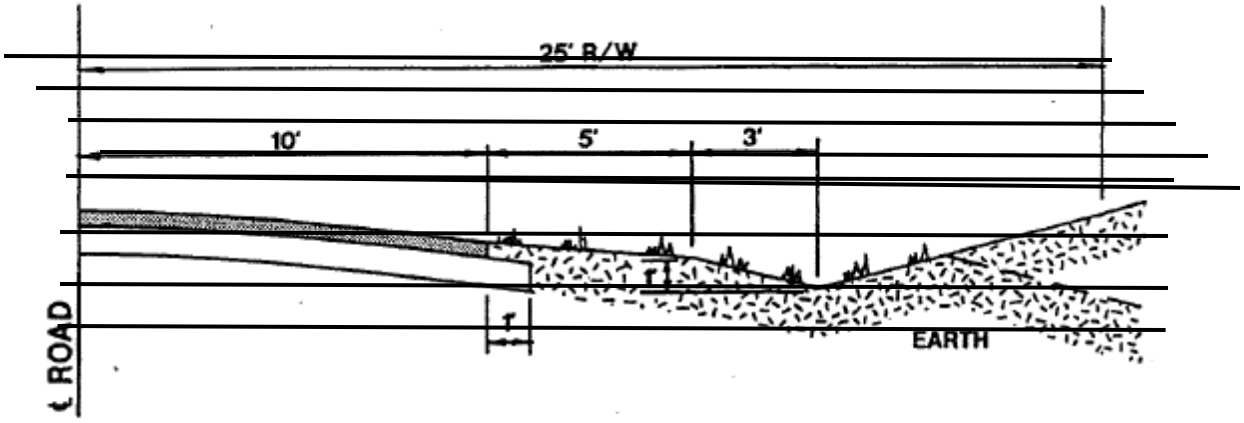
NOT TO SCALE



RURAL STANDARD

NOT TO SCALE

~~EXHIBIT M-3~~
~~EXHIBIT M-4~~



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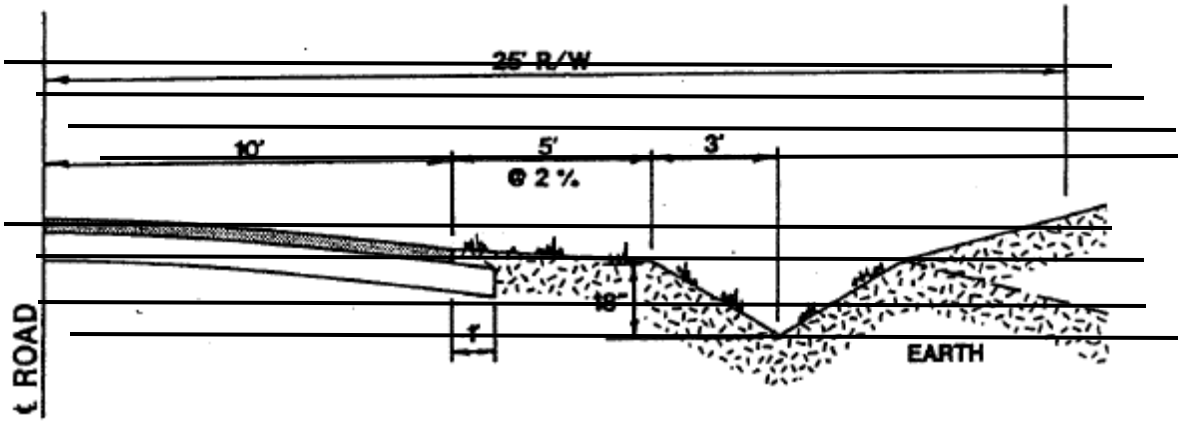
NOT TO SCALE



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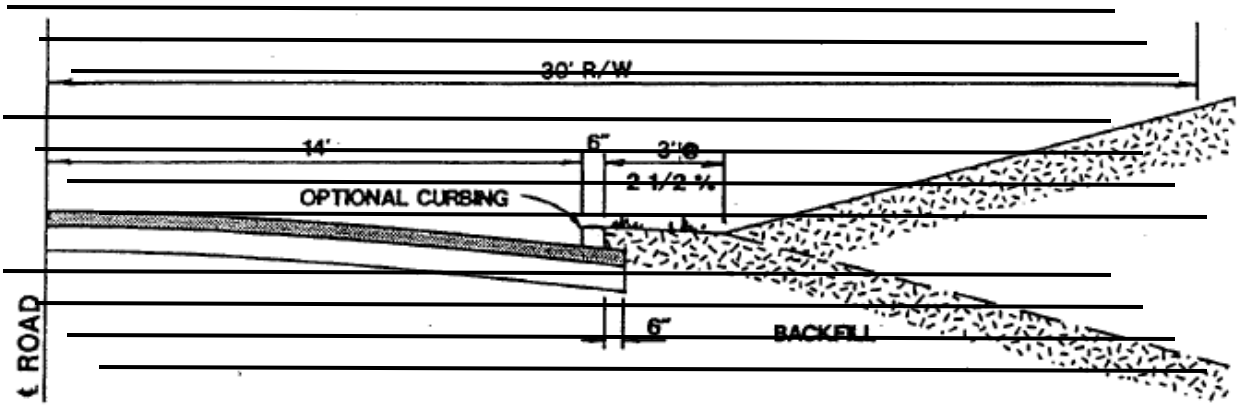
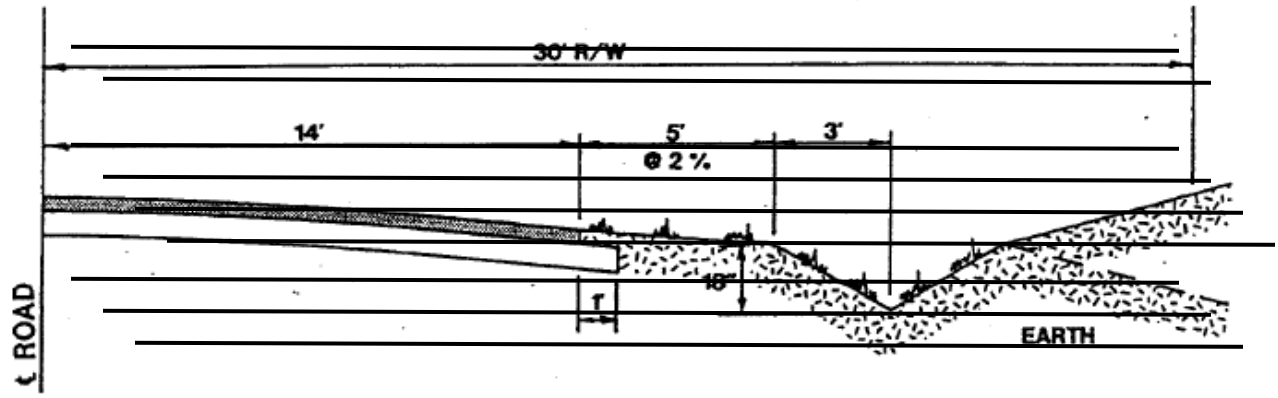
NOT TO SCALE

~~**EXHIBIT M-5**~~
~~**EXHIBIT M-6**~~



INDUSTRIAL / COMMERCIAL

NOT TO SCALE



~~WITHOUT CURBING~~

NOT TO SCALE

EXHIBIT ~~N~~-1 I-1

Individual

STATE OF SOUTH CAROLINA) **DONOR'S AFFIDAVIT**
CITY OF SIMPSONVILLE)

I, _____ ("DONOR") certify to City of Simpsonville that I am the owner of all the roads located within _____ Subdivision, that I have paid all construction costs in connection with the roads located within _____ Subdivision and that these roads are free of all encumbrances. This affidavit is made pursuant to Section 57-1-110 of the Code of Laws of South Carolina 1976, as amended. I understand that should any portion of this affidavit be false I would be guilty of a misdemeanor and, upon conviction, subject to the appropriate penalties as provided in Section 57-1-110 of the Code of Laws of South Carolina 1976, as amended. It is understood and agreed that this affidavit will be filed in the Office of the Simpsonville Planning Commission located at Greenville County Square, 301 University Ridge, Suite 400, Greenville, South Carolina.

WITNESSED BY:

_____ _____
DONOR

Date: _____ _____, 20_____

Greenville, South Carolina

EXHIBIT ~~N-2~~ I-2

Partnership

STATE OF SOUTH CAROLINA) **DONOR'S AFFIDAVIT**
CITY OF SIMPSONVILLE)

I, _____ ("DONOR") by _____ (Partner) certifies to City of Simpsonville that DONOR is the owner of all the roads located within _____ Subdivision, that DONOR has paid all construction costs in connection with the roads located within _____ Subdivision and that these roads are free of all encumbrances. This affidavit is made pursuant to Section 57-1-110 of the Code of Laws of South Carolina 1976, as amended. I understand that should any portion of this affidavit be false I would be guilty of a misdemeanor and, upon conviction, subject to the appropriate penalties as provided in Section 57-1-110 of the Code of Laws of South Carolina 1976, as amended. It is understood and agreed that this affidavit will be filed in the Office of the Simpsonville Planning Commission located at Greenville County Square, 301 University Ridge, Suite 400, Greenville, South Carolina.

WITNESSED BY:

_____ _____
DONOR

BY: _____
Partner's Name

Date: _____ _____, 20_____

Greenville, South Carolina

EXHIBIT ~~N-3~~ I-3

Corporation

STATE OF SOUTH CAROLINA) **DONOR'S AFFIDAVIT**
CITY OF SIMPSONVILLE)

I, _____ ("DONOR") by _____ (Officer's Name) its _____ (Title) certifies to City of Simpsonville that DONOR is the owner of all the roads located within _____ Subdivision, that DONOR has paid all construction costs in connection with the roads located within _____ Subdivision and that these roads are free of all encumbrances. This affidavit is made pursuant to Section 57-1-110 of the Code of Laws of South Carolina 1976, as amended. I understand that should any portion of this affidavit be false I would be guilty of a misdemeanor and, upon conviction, subject to the appropriate penalties as provided in Section 57-1-110 of the Code of Laws of South Carolina 1976, as amended. It is understood and agreed that this affidavit will be filed in the Office of the Simpsonville Planning Commission located at Greenville County Square, 301 University Ridge, Suite 400, Greenville, South Carolina.

WITNESSED BY:

_____ _____
DONOR

BY: _____
Officer's Name

ITS: _____
Officer's Title

Date: _____ _____, 20_____

Greenville, South Carolina

EXHIBIT ~~N~~-4 I-4

Individual

STATE OF SOUTH CAROLINA) **CONTRACTOR'S AFFIDAVIT**
CITY OF SIMPSONVILLE)

I, _____ ("CONTRACTOR") certify to Greenville County that CONTRACTOR constructed all the roads located within _____ Subdivision. Furthermore, CONTRACTOR certifies that all costs in connection with the construction of these roads have been paid. This affidavit is made pursuant to Section 57-1-110 of the Code of Laws of South Carolina 1976, as amended. I understand that should any portion of this affidavit be false I would be guilty of a misdemeanor and, upon conviction, subject to the appropriate penalties as provided in Section 57-1-110 of the Code of Laws of South Carolina 1976, as amended. It is understood and agreed that this affidavit will be filed in the Office of the Simpsonville Planning Commission located at Greenville County Square, 301 University Ridge, Suite 400, Greenville, South Carolina.

WITNESSED BY:

_____ _____
CONTRACTOR

Date: _____ _____, 20_____

Greenville, South Carolina

EXHIBIT ~~N-5~~ I-5

Partnership

STATE OF SOUTH CAROLINA) **CONTRACTOR'S AFFIDAVIT**
CITY OF SIMPSONVILLE)

_____ ("CONTRACTOR") by _____ (Partner) certifies to Greenville County that CONTRACTOR constructed all the roads located within _____ Subdivision. Furthermore, CONTRACTOR certifies that all costs in connection with the construction of these roads have been paid. This affidavit is made pursuant to Section 57-1-110 of the Code of Laws of South Carolina 1976, as amended. I understand that should any portion of this affidavit be false I would be guilty of a misdemeanor and, upon conviction, subject to the appropriate penalties as provided in Section 57-1-110 of the Code of Laws of South Carolina 1976, as amended. It is understood and agreed that this affidavit will be filed in the Office of the Simpsonville Planning Commission located at Greenville County Square, 301 University Ridge, Suite 400, Greenville, South Carolina.

WITNESSED BY:

_____ _____
CONTRACTOR

BY: _____
Partner's Name

Date: _____ _____, 20_____

Greenville, South Carolina

ITEM A

APPLICATION FOR A PRELIMINARY SUBDIVISION

NAME OF SUBDIVISION _____

PROPERTY OWNER

Name: _____

Address: _____

Telephone Number: _____

AUTHORIZED REPRESENTATIVE

Name: _____

Address: _____

Telephone Number: _____

Property Interest: _____

SURVEYOR/ENGINEER

Name: _____

Address: _____

Telephone Number: _____

PROPERTY LOCATION

Tax Sheet: _____ Block: _____ Lot(s): _____

UTILITIES

Septic Tanks ❑ Public Sewer ❑ Sewer District: _____

Wells ❑ Public Water❑ Water District: _____

Cable Provider: _____

Power Company: _____

Gas Company: _____

EXHIBIT A

NOTICE OF SUBDIVISION ADVISORY COMMITTEE MEETING AND PLANNING COMMISSION MEETING

The Subdivision Advisory Committee Meeting is scheduled for _____ at 9:30 a.m. in the Planning Commission Conference Room at County Square. The Planning Commission meeting is scheduled for _____ at 4:00 p.m. in Conference Room A at County Square. You are encouraged to have a representative at both meetings in the event that there are questions on the proposed design.

REQUEST FOR VARIANCE (IF APPLICABLE)

Is there a variance request from the subdivision regulations? Yes ❑ No ❑. If yes, attach a letter requesting said variance along with the appropriate justifications.

CERTIFICATE OF RECEIPT

This is to certify that I have received _____ "NOTICE PROPOSED SUBDIVISION" sign(s) for the purpose of posting the property. The posting deadline is: _____.

FAILURE TO POST THE SIGN(S) AND MARK THE CENTERLINE(S) OF ALL NEW ROAD(S) WHERE THEY INTERSECT WITH EXISTING ROADS BY THE POSTING DATE WILL RESULT IN THE REMOVAL OF THE APPLICATION FROM THE PLANNING COMMISSION AGENDA AND FORFEITURE OF THE APPLICATION FEE.

Furthermore, all signs must be removed within thirty (30) days after the Planning Commission Meeting.

I do hereby certify as property owner/authorized representative that the information shown on this application is correct, and that I will comply with the requirements of this application.

_____
(Signature)

Subdivision Number: _____	Fee Paid: _____
Date: _____	Taken By: _____

ITEM B

SPECIFICATIONS
STREET NAME SIGNS NEW SUBDIVISIONS

SIGN BLANK Aluminum, 0.080" thick, 6" high, 4" (min.) longer than lettering. Blank is to be one piece uniform rectangle with no burrs and rounded corners. The face of the blank must be flat, free of ripples or bends.

BACKGROUND ~~Forest green~~ Blue scotchlite "engineer grade" reflective sheeting (or equivalent) installed on the blank as per manufacturer's instructions.

BORDER Not required.

LETTERS 4" Scotchlite series C, #2290 while precut or equivalent installed on background as per manufacturer's instructions. Letters must be evenly spaced and message must be centered. Designations such as Dr. and St. may be 2" precut letters. Abbreviations of street names are not permissible.

HARDWARE Standard sign hardware manufactured for exact fit to post and signs without adapters or etc. Hardware must be rust proof.

POSTS Two lb/ft U-channel galvanized. Post is to be sufficient length to satisfy the following:

a. **Height** – Minimum vertical distance from the adjacent pavement edge to the bottom of the lowest sign – 9'0".
b. **Foundation** – Minimum driven penetration in hard earth of 3'0" or 2'0" in poured concrete of 6" minimum diameter.

SIGN LOCATION Location is to provide maximum visibility and maximum potential for joint use with a stop sign (i.e., in the most likely location for a stop sign). Minimum clearance from face of curb or edge of pavement to post – 3'.

PLATS Sign locations are to be shown on the preliminary plat of the subdivision.

VARIANCES Should a developer wish to install other than standards signs, a variance will be required. If a sign variance is approved, the final plat must contain a notation of that fact. The notation must also state who is responsible for maintenance and/or replacement of the signs. City of Simpsonville will maintain only standard signs after they have been properly installed by others at no cost to the City. The locations of all street name signs must be shown on the preliminary plat and are subject to approval by the City.

INSPECTIONS Street name signs will be inspected during the final road inspection by the Engineering Department. No streets will be given final approval without street name signs (subject to the provisions of the Land Development Regulations).

EXHIBIT A

ITEM C

GUIDELINES FOR NAMING NEW STREETS IN CITY OF SIMPSONVILLE

1. **Duplications Within The County Are Prohibited**

   e.g. – Oak Street, Oak Street

2. **Phonetically Similar Names Are Prohibited**

   e.g. – Gayle Road, Gail Road, Gale Road

3. **Same Name With Different Prefixes Are Acceptable**

   e.g. – Long Mountain Road and Short Mountain Road, Riverview Road, and North Riverview Road

4. **Prefixes Which Indicate Direction (i.e. North) Should Reflect The Correct Orientation Of The Road**

   e.g. – North Bridge Road would not be permitted if the road runs east and west

5. **Same Name With Different Suffixes Are Prohibited**

   e.g. – Oak Drive, Oak Circle, Oak Lane

6. **Making One Word Of Two Is Prohibited**

   e.g. – Duckpond Road, Duck Pond Road

7. **Making Two Words of One Is Prohibited**

   e.g. – River View Road, Riverview Road

8. **Names That Are Similar But Not The Same Are Allowed**

   e.g. – Hunters Forest Road, Hunters Woods Road

9. **Names That Utilize Numbers Cannot Be Duplicated By Spelling Out The Number**

   e.g. – 5th Street, Fifth Street

10. **Names That Include Words Indicating The Type Road Must Be Used Correctly**

    e.g. – Dead end roads are considered a lane, place, way, or court. Through roads are considered streets, roads, or drives.

11. **A Street Utilizing A Number In Its Name Must Have The Number Spelled Out**

    e.g. – Sixth Street not 6th Street

* Street names shall be limited to 15 spaces in order to be placed on a sign of not more than 36 inches in length. (Not including the suffix – Avenue, Street, etc.)

ITEM D

ACRONYMS

~~**SCDHEC**~~ **SCDES**	-	South Carolina Department of Health and Environmental Control
SCDOT	-	South Carolina Department of Transportation
WCRSA	-	Western Carolina Regional Sewer Authority
AASHTO	-	American Association of State Highway and Transportation Officers