JASPER COUNTY
LAND DEVELOPMENT REGULATIONS

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JASPER COUNTY LAND DEVELOPMENT REGULATIONS

ARTICLE 1 GENERAL PROVISIONS

1.1 Intent

The public health, safety, economy, good order, appearance, convenience, morals, and general welfare require the harmonious, orderly, and progressive development of land within the municipalities and counties of the State of South Carolina. In furtherance of this general intent, the regulation of land development by counties is authorized for the following purposes, among others:

A. To encourage the development of economically sound and stable counties;

B. To assure the timely provision of required streets, utilities, and other facilities and services to new land developments;

C. To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments;

D. To assure the provision of needed public open spaces and building sites in new land developments through the dedication or reservation of land for recreational, educational, transportation, and other public purposes; and

E. To assure, in general, the wise and timely development of new areas, and redevelopment of previously developed areas in harmony with the Comprehensive Plan.

1.2 Authority

Pursuant to the authority granted to it under Title 6, Chapter 29, as amended of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, the Jasper County Council does hereby adopt Land Development Regulations to provide for the harmonious development of the County; 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 shall be filed or recorded until it has been submitted to and is approved by the Jasper County Development Services Representatives (DSR) and/or the Planning Commission and such approval is entered in writing on the plat by the DSR or Planning Commission Chairman. 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 Jasper County Register of Deeds.

1.3 Jurisdiction

The Land Development Regulations adopted by the Jasper County Council shall apply to all new subdivisions located in all unincorporated areas of the County as shown on the Official Zoning Map on file in the office of the DSR.

1.4 Definitions

For a list of definitions, refer to Article 4 of the Jasper County Zoning Ordinance.

1.5 Submission of Land Development or Subdivision Application

The deadline for the submission of any land development application to the DSR for review and approval or denial shall be in accordance with the schedule of submittal dates as designated by the Planning Commission. Any submission meeting this deadline, and containing the required completeness elements as set forth in this Ordinance, shall be processed in accordance with the applicable development review section of this Ordinance.

A. Any action or decision designated to the DSR pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 shall be reviewed and approved or denied within sixty (60) days of the application being deemed complete by the DSR. Failure by the DSR to take action or make a decision within sixty (60) days shall constitute approval of the application. The sixty (60) day time limit may be extended by mutual agreement by the DSR or the Planning Commission and the applicant.

B. Failure by the Planning Commission to act upon any complete application within sixty (60) days of receipt shall constitute approval of the application. The sixty (60) day time limit may be extended by mutual agreement between the Planning Commission and the applicant.

C. Upon denial of any application submitted to the DSR and/or Planning Commission, a letter outlining the action taken and procedures for appeal or reconsideration, if applicable, shall be issued to the applicant.

1.6 Administration

A. Development Services Representative (DSR)

The DSR is hereby appointed to administer, implement and enforce the provisions of the LDR as the legal representative of the County. The DSR shall have the following powers and authority:

1. To review and approve with conditions, or disapprove applications for approval of land development applications.

2. To render interpretations of this Ordinance.

3. To establish application requirements and schedules for submittal and review of applications and appeals.

4. To provide expertise and technical assistance and to contract with third party experienced planning and engineering consulting firms to provide such expertise and assistance the DSR may require.

5. To take such additional actions as may be delegated to the DSR.

B. Coordination with Other Agencies

The DSR may coordinate the County's activities with other federal, state, and local agencies which manage and perform functions relating to stormwater management or the development of land.

C. Cooperation with Other Agencies

The County may enter into agreements with other governmental and private entities to carry out the purposes of this LDR. These agreements may include, but are not limited to enforcement, resolution of disputes, monitoring, management of stormwater systems, and implementation of Jasper County Stormwater Management Design Manual.

1.7 Review Fees

The DSR may require the services of various professional consultants for the review and preparation of recommendations for the application at his/her own discretion. In these instances, the applicant shall submit a Review Fee in accordance with the current Jasper County Fee Schedule in order to cover these review costs regardless of whether or not the application is heard before the Planning Commission.

At the time of submitting an application to the DSR for site plan or subdivision review, the applicant shall be required to make a deposit as hereinafter provided and execute a Review Fee account to cover necessary and reasonable costs incurred for technical and professional review by the DSR. The amounts specified for the review are estimates of fees. Fees must be paid to the DSR, if so required, prior to the start of the application review process and the application being deemed complete. The payment of the fee in and of itself shall not be deemed to make the application complete. When the aforesaid Review Fee account becomes less than twenty-five percent (25%) of the initial required amount, the DSR may request that the applicant submit additional funds to the account to cover subsequent professional review(s). The failure of the applicant to submit the additional funds within fourteen (14) days may result in the DSR taking no further action until such time as the fees have been deposited. In the event that the amounts required to be deposited by this section are insufficient to cover the professional charges to the County, the DSR is authorized to request additional funds as necessary.

Upon written request by the applicant to the DSR, any remaining balance of the Review Fee shall be returned to the applicant.

1.8 Construction

Prior to the start of construction associated with any land development or subdivision application the Developer must pay any outstanding professional review fees which may remain from the application process and obtain the necessary Jasper County permit(s) in accordance with the following requirements:

A. **Performance Guarantee -** A Performance Guarantee in the form of a performance bond, irrevocable letter of credit and agreement or other financial security acceptable to the County must be posted for the proposed site improvements and infrastructure within the right-of-ways, easements, open space and/or any other common areas of all residential, commercial and industrial subdivisions (including but not limited to streets, grading, pavement, gutters, curbs, sidewalks, street lighting, shade trees, surveyor's monuments, water mains, culverts, storm sewers, sanitary sewers or other means of sewage disposal, drainage structures, landscaping, lighting, erosion control and sedimentation control devices, public improvements of open space and other improvements). The Developer shall provide the County with an itemized engineer's estimate of the proposed site improvements for approval. Once the estimate has been approved, the Developer shall submit a bond or other approved financial security instrument in form acceptable to the County for the total amount of one hundred twenty-five percent (125%) of the estimated cost of the improvements.

B. **Site Restoration Guarantee -** A Site Restoration Guarantee in the form of a bond, irrevocable letter of credit and agreement or other financial security acceptable to the County must be posted for all approved commercial and industrial site plans. The restoration guarantee shall insure satisfactory grading, seeding and stabilization of the site in case of default by the Developer and/or if the Developer does not install the required site improvements in a timely fashion as determined by the DSR. The Developer shall provide the County with an itemized engineer's estimate of the approved site improvements and infrastructure within the right-of-ways, easements, open space and/or any other common areas (including but not limited to streets, grading, pavement, gutters, curbs, sidewalks, street lighting, shade trees, surveyor's monuments, water mains, culverts, storm sewers, sanitary sewers or other means of sewage disposal, drainage structures, landscaping, lighting, erosion control and sedimentation control devices, public improvements of open space and other improvements). Once the estimate has been approved, the Developer shall submit a bond or other approved means for ten percent (10%) of the total amount of the improvements.

C. **Inspection Fee -** The Developer shall submit an Inspection Fee to the DSR prior to the start of construction of site improvements associated with all approved PDD, subdivision or land development applications to cover inspection costs associated with their construction in order to ensure compliance with the approved plans, permit(s) and/or certificates. The fee shall be in the amount of three percent (3%) of the total estimated improvement cost calculated for the Performance Guarantee. Should inspection services

above and beyond those which are considered normal for the various types of construction be necessary due to contractor neglect, lack of proper notification for inspection, substandard performance, field revision requests, etc. the developer shall be required to provide sufficient funds to cover cost(s) of same.

D. **Preconstruction Conference** - The Developer shall arrange for a pre-construction conference with the County and any other interested party in order to discuss pertinent construction related issues, i.e. schedule, emergency contacts, hours of operation, staging areas, site maintenance, security, traffic control, etc.

1.9 Project Close-out.

Following the completion of all site improvements and prior to the release of the Performance Guarantee the developer shall provide the following:

A. **Final Inspection** - The Developer shall provide written notification to the DSR that construction and/or installation of all approved site improvements are complete. The DSR shall have thirty (30) days from the receipt of notification to perform a final inspection of the site and provide the developer with a punch-list which enumerates any deficient and/or omitted construction items as per the approved plans. The Developer shall again notify the County in writing upon the completion of the deficiency list items. The County shall have thirty (30) days from the receipt of notification to review the items. This procedure shall continue until the Developer has satisfactorily addressed all of the items on the deficiency list at which time the County shall provide written notice to the developer that all items have been satisfactorily constructed and/or installed.

B. **Maintenance Guarantee** - A Maintenance Guarantee in a form acceptable to the County must be submitted for all approved site improvements and infrastructure within the right-of-ways, easements, open space and/or any other common areas of all residential, commercial and industrial subdivision. The guarantee shall be in the amount of fifteen percent (15%) of the total estimated improvement cost calculated for the Performance Guarantee. The Maintenance Guarantee shall be for a period of two (2) years commencing from the date of final acceptance by the County.

   Prior to the expiration of the Maintenance Guarantee the County will perform an inspection of the bonded improvements and, if necessary, provide the Developer with a deficiency list. The Developer shall be obligated to address any items on the deficiency list and must do so within thirty (30) days. If at the end of the thirty (30) day period the Developer has not responded, the County will proceed accordingly in order to correct the deficient items.

1.10 Financial Security for Completion of Site Improvements

In circumstances where the land development regulations require the installation and approval of site improvements prior to approval of the land development plan or subdivision plat for recording in the Office of the Register of Deeds, the developer may be permitted to post financial security pursuant to the provisions of these regulations.

1.11 Violations and Penalties

A. Notice of Violations

Upon determination that a violation of any of the provisions of the LDR has occurred, the DSR may give timely notice at the property where the violation has occurred, at the address of the responsible party or owner, or by written correspondence.

Before taking any enforcement actions or imposing any penalties, the DSR shall first notify the owner, applicant or other responsible person in writing of its intended action and shall provide a reasonable opportunity to correct the violation (except in the event the violation constitutes an immediate danger to public health or safety).

This notice will specify: the nature of the violation, the potential administrative, civil and/or criminal penalty, and the amount of time in which to correct deficiencies. It shall be sufficient notification to hand-deliver or email the notice to the person to whom it is addressed (the owner, applicant or other responsible person), or to deposit a copy of such in the United States Mail postage paid, to the address of the owner of the subject property used for tax purposes or such other address in the possession of the DSR.

B. Violations

A notice of violation shall be issued by the County if, as determined by the DSR; one or more of the following violations have been committed:

1. Any person who proceeds with any work which requires land development permitting hereunder without first submitting a plan and/or obtaining an approval.

2. Violation of the conditions of plan approval.

3. Construction not in accordance with the intent of the approved plans.

4. The existence of immediate danger in a downstream or adjacent area in the judgment of the DSR.

5. A condition that causes significant damage to off-site property or structures.

6. A condition that causes a public nuisance.

7. Illicit discharges.

C. Corrective Action and Penalties

In the event a violation has not been corrected within the applicable time period noted by the DSR in the Notice of Violation, the County shall implement corrective action and penalties. In the event that the remedial measures described in the notice of violation have not been completed by the date set forth for completion in the notice of violation,

any one or more of the following actions or penalties may be taken against the person or entity to whom the notice of violation was issued. In the case of a continuing violation, each day may be considered a separate violation by the County.

1. Administrative Penalties

    a. Stop Work Order: The County may issue a stop work order that shall be served on the owner, applicant or other responsible person. The stop work order shall remain in effect until the owner, applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise corrected the violation or violations described therein. The stop work order may temporarily be withdrawn or modified by the County to enable the applicant or other responsible person to take the remedial measure necessary to correct such violation or violations.

    b. Withhold Certificate of Occupancy: The County may refuse to issue a Certificate of Occupancy for the building or other structure constructed or being constructed on the development site until the owner, applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise corrected the violation or violations described therein.

    c. Suspension, Revocation, or Modification of Approval: The County may suspend, revoke or modify the approval authorizing the development project. A suspended, revoked or modified approval may be reinstated after the owner, applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise corrected the violation or violations described therein. The approval may be modified by the County to enable the owner, applicant or other responsible person to take the remedial measures necessary to correct such violation or violations.

2. Civil Remedies:

    a. The DSR, in conjunction with the County Attorney may pursue any and all appropriate civil remedies, included but not limited to specific performance, injunction, declaratory judgment, abatement of nuisance, use of breach of contract remedies, action for bond forfeiture or forfeiture of other securities.

3. Criminal Penalties:

    a. For violations of the LDR, the County may issue a citation to the owner, applicant or other responsible person, requiring appearance in Magistrate Court to answer to criminal charges for such violation. Conviction shall be punishable by a fine as provided in Jasper County Code of Ordinances Section 1-8. Each act of violation and each day upon which any violation shall occur shall constitute a separate offense.

1.12 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.

1.13 Appeals

Any authorized action or decision made by the DSR may be appealed to the Jasper County Planning Commission within 45 days. Any appeals will be scheduled for the next available Planning Commission meeting for consideration.

An appeal from the decision of the Planning Commission may be made pursuant to the provisions of Title 6, Chapter 29 and taken to Circuit Court within thirty (30) days after actual notice of the decision.

Any person aggrieved by a decision of the Commission rendered after the 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 6-29-1150 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994.

1.14 Waivers

A. Whenever, in the opinion of the DSR and/or Planning Commission, the strict application of the requirements contained in these regulations would result in substantial or excessive difficulties, hardships, or injustices, the DSR and/or Planning Commission may modify such requirements so that the owner is allowed to develop his property in a reasonable manner. The public interests of the County and its citizens are to be protected and the general intent and spirit of these regulations will be preserved.

B. Persons seeking a waiver in connection with standards and requirements of the LDR may submit to the DSR a request for a waiver from the requirements of the LDR if exceptional circumstances applicable to a site exist such that adherence to the provisions of the LDR, or part thereof, will result in unnecessary hardship and will not fulfill the intent of the LDR. Applicants seeking potential waivers should discuss the waiver requests at the pre-application conference. If a waiver is requested and granted, the development permit or subdivision approval will constitute the granting of a waiver.

C. A written request for a waiver is required and shall state the specific waiver sought and the reasons, with supporting data, a waiver should be granted. The request shall include all information necessary to evaluate the proposed waiver. The applicant will address the three areas of consideration for waiver approval as follows:

    1. What exceptional circumstances to the site are evident?

2. What unnecessary hardship is being caused?

3. How will denial of the waiver be inconsistent with the intent of the LDR?

The DSR reserves the right to review the waiver with current data such as updated TMDLs, 303d list, etc. The granting of a particular waiver shall not set a precedent for separate waiver requests. Each waiver request will be evaluated on its own merits, and in the case of stormwater, pollutant loading levels of surrounding waters at the time. Cost implications shall not be considered a valid hardship. Any person aggrieved by the decision of the DSR concerning a waiver request may appeal such decision in accordance with the LDR.

1.15 Amendments

The adoption of any amendment to these regulations shall be conducted in accordance with all applicable Jasper County regulations.

1.16 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.

1.17 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.

1.18 Right of Entry and Inspections

A. The DSR, or his designated representative, may enter upon real property subject to the LDR. The DSR shall be provided immediate access to the necessary portion of the real property for the purposes of inspecting, monitoring, sampling, inventorying, examining and copying of records, and performing any other duties necessary to determine compliance with the LDR.

B. Where the property owner or operator has security measures in place requiring proper identification and consent before entry upon the real property, the property owner, operator, or other responsible person shall make the necessary arrangements with the necessary parties so that the DSR will be permitted to enter on to the property without delay for the purposes of performing such responsibilities identified above.

C. Site Development and Stormwater Inspections: The County retains the right to inspect any site development and all stormwater management systems within its jurisdiction as outlined below:

1. An inspector or other delegate designated by the DSR, bearing proper credentials and identification, may enter and inspect all properties for regular inspections, periodic

investigations, monitoring, observation measurement, enforcement, sampling and testing, to ensure compliance with the provisions of the LDR.

2. In the event that the DSR reasonably believes that discharges from the property into a stormwater system or receiving waters may cause an imminent and substantial threat to human health or the environment, the inspection may take place at any time after an initial attempt to notify the owner of the property or a representative on site.

ARTICLE 2 APPLICATIONS TO DEVELOP OR ALTER THE USE OF LAND

2.1 General Provisions

This Section lists the criteria by which land development applications are reviewed which includes all land use and development activity covered by this Ordinance. Permitted uses must be in conformance with the zoning district requirements.

All land development applications with the exception of Planned Development Districts (PDD) or Major Subdivisions meeting the requirements of this section shall be reviewed by the DSR prior to the issuing of permits. All land development review approvals are valid for two (2) years, where upon if no permit has been issued; a new land development review will be required.

All applications for development along with applicable fees shall be made to the DSR. The DSR shall review all land development applications with the exception of Planned Development Districts (PDD) or Major Subdivisions. In the case of a discrepancy between the DSR and applicant or at the discretion of the DSR, the application shall be forwarded to the Planning Commission for action. In this case, the DSR shall submit a written review and recommendation of the application to the Planning Commission. The Planning Commission will evaluate the DSR's recommendation in its consideration of the application. The Planning Commission may impose additional or more restrictive requirements if it is determined that it is within the best public interest.

Before the DSR makes a recommendation to the Planning Commission, it shall determine, at a minimum, the following:

A. That the intent of the zoning district shall not be violated.

B. That the proposed development will harmonize with existing developments.

C. That the proposed development will be a desirable addition to the physical pattern of the neighborhood.

D. That the design be such that additional traffic will not be a burden on existing streets.

E. That no adverse environmental impacts will be created by the proposed development.

Applications to develop or alter the use of land are classified for administrative purpose into six (6) categories as follows:

1. **Exempt Subdivision** - An exempt subdivision is one which meets one of the following definitions and are included only for the purpose of requiring notification and information to the authorized designee of the Planning Commission, the DSR. The DSR shall be notified by the owner about the exemption, and the plat shall be recorded with the Register of Deeds identifying the exemption from the County's subdivision standards.

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 this Ordinance; or

b. The division of land into parcels of five acres or more where each parcel abuts an existing road right-of-way or access easement recorded prior to January 1, 2018.

c. The combination or recombination of entire lots of record where no new street or change in existing streets is involved;

d. The division of land into parcels for conveyance to other persons through the provisions of a will or similar document, and in the settlement of an intestate's estate or as determined by an order of a court of competent jurisdiction;

e. Property trades or swaps between immediately adjacent landowners not resulting in the creation of new parcels of record;

f. Division of land for the purpose of sale or transfer to an immediately adjacent landowner for the sole purpose of enlarging the adjacent landowner's property, and not resulting in the creation of new parcels, or the creation of new nonconforming parcels;

g. The recordation of a plat of land or property for purposes other than the sale or transfer of title to land including the following:

   i. The creation or termination of leases, easements, or liens;

   ii. The creation or termination of mortgages on existing parcels of record, approved subdivisions or commercial projects, partly or undeveloped land;

   iii. Lot line corrections on existing recorded properties;

   iv. The creation, termination or amendment of private covenants or restrictions on land; and

   v. A transfer of title to land not involving the division of land into parcels.

2. **Minor Subdivision -** Is a subdivision that involves the division of a tract of land into not more than four (4) separate lots or parcels, including the remainder of the original parcel, within a five year period of the last subdivision of the tract or portion thereof. All such lots or parcels shall meet the following requirements:

   a. Proposed lots are not in conflict with the Jasper County Zoning Ordinance and Map, Land Development Regulations and Comprehensive Plan.

b. Proposed lots front on an road existing as of January 1, 2018 which is sufficiently improved (See Section 7.1 of Appendix B of the Code of Ordinances of Jasper County and Section 25-41(b) of the Code of Ordinances regarding subdivisions of lots accessing private roads) such that an encroachment permit (See Section 25.91 of the Code of Ordinances of Jasper County) and building permit can be issued to construct a building on each lot.

c. No new streets or roads are created, except as provided for in Section 7 of the Jasper County Land Development Regulations.

d. The resulting lots are suitable for their intended purpose without the necessity of making unusual and/or extreme changes to the existing lot grading. Nor shall the lots produce a drainage problem or result in the need for the installation of major drainage improvements.

e. The creation of said lots will not adversely affect the uniform and comprehensive development of any remaining parcel or adjoining land related to future road access and utility service installations.

f. For purposes of defining a minor subdivision, it is not a minor subdivision to subdivide a tract of land using Section 2.1.1 (b) hereinabove and thereafter, within a seven year period, further subdivide the exempt subdivision parcels so created into more than four lots in the aggregate; i.e., it is not a minor subdivision to subdivide an eleven acre parcel into two parcels of five acres or more, and then subsequently further subdivide the two parcels so created into more than four lots within a seven year period, except through the use of an otherwise available exemption. A subdivision into more than four lots in these circumstances shall be a major subdivision.

g. A minor subdivision application shall include an Encroachment Permit from the State or County, as appropriate (See Section 25.91 of the Code of Ordinances of Jasper County).

3. **Major Subdivision** - is any subdivision other than an exempt or minor subdivision.

4. **Minor Site Plan -** any land development, excluding single family or duplex residential construction, of one (1) parcel for the purpose of expanding an existing conforming use or constructing a new structure for an approved use including a small business, multiple occupancy building, commercial building and other approved development as defined by this Ordinance. All such developments shall meet the following requirements:

a. Proposed development is not in conflict with the Jasper County Zoning Ordinance and Map, Land Development Regulations and Comprehensive Plan.

b. Total new building and/or addition construction must be less than 2000 SF of total floor area.

c. Total new impervious site coverage, not including building coverage, must be less than 2000 SF.

d. No new streets or roads are created and there is no need for additional off-street parking, lighting or drainage improvements.

5. **Major Site Plan -** includes any type of land development which does not meet the definition of a minor site plan.

6. **Planned Development District (PDD) -** includes any parcel or tract of land greater than 25 acres in size where the owner is required to submit an application, or any parcel or tract of land between ten (10) and twenty five (25) acres in size where the owner may be required by the Planning Commission to submit an application with the DSR for PDD recommendation by the Planning Commission.

2.2 Application Procedures for Subdivision and Land Development Projects

No building permits will be issued for any major subdivision without first obtaining subdivision approval from the Planning Commission.

The application process consists of three (3) phases as follows:

A. Pre-Application Conference – Major Land Developments

B. Completeness

C. Application Review

2.3 Pre-Application Conference

For the purpose of securing advice in the formative stages of major development design, expediting applications, and reducing development costs, the applicant shall arrange a pre-application conference with the DSR prior to the submission of a formal application package. The DSR shall arrange a pre-application conference to discuss requirements of this Ordinance, land development practices, proposed plans of the applicant, applicable provisions of the Comprehensive Plan, Land Management Ordinance, and related matters. The DSR may invite to the conference, or consult with other department heads and affected agencies.

2.4 Completeness

All land development applications must be submitted directly to the DSR. Applications required legible under this Ordinance shall be reviewed for completeness using standard best engineering practices only if they are submitted in the required format, include all mandatory information and are accompanied by the appropriate fees. Upon the receipt any land development application, the DSR shall make a record of the date of receipt and stamp the date of receipt on the application and all supporting documentation. The DSR shall examine the application for completeness and

either deem the application complete and continue the appropriate review process, or deem the application incomplete.

During the completeness review the DSR may, at the request of the applicant, waive any of the checklist completeness items at his/her discretion. For each waiver request the applicant shall provide a written explanation as to the reasonableness of the request.

Any application that is determined to be incomplete shall, within thirty (30) days of its submittal, be returned to the applicant along with an explanation of the application's deficiencies. Fees shall not be refunded. No further processing of the application shall occur until the deficiencies are corrected. Once the deficiencies are corrected, the application may be resubmitted without the payment of additional fees, provided that it is resubmitted by the application deadline date within ninety (90) days of the date that the application was initially submitted by the applicant. Once the application has been deemed complete, the DSR shall notify the applicant in writing.

The applicant shall submit, at a minimum, the following information as part of the application package to the DSR:

A. Appropriate Jasper County Land Development Application along with completed checklist.

B. Appropriate Application Fee and Review Fee in accordance with the current approved fee schedules as amended from time to time.

C. Certification from the Tax Assessors office which indicates that all taxes have been paid and are current for all parcels in question.

D. All required permits from state and local agencies.

E. Current “will serve” letters from all utility companies providing service to the site.

F. Stormwater Management Plan (if applicable).

G. An Encroachment Permit from the State or County, as appropriate (See Section 25.91 of the Code of Ordinances of Jasper County), and certification from the Fire Marshall that access to the subdivided lot(s) will be adequate to provide access for Emergency Services vehicles.

2.5 Application Review

The DSR shall evaluate the application within thirty (30) days of the receipt of the application being deemed complete. The following is a general overview of the design and improvement criteria that will be evaluated:

A. Ingress and egress to the project site shall be designed to maximize automotive and pedestrian safety and facilitate traffic flow.

B. Off-street parking, off-street loading, refuse, and service areas shall be designed to minimize their visual and physical impact on neighboring property.

C. Street right-of-way and pavement construction shall be adequate to accommodate the type and volume of traffic anticipated.

D. The project shall be designed in harmony with its physical surroundings and in such a manner as to ensure land use compatibility.

E. Where the project will create a need for off-site improvements, including improvements to streets, drainage systems, sidewalks, and curbs, the DSR (Minor Subdivision Application) or Planning Commission (PDD or Major Subdivision Application) may require the installation of such improvements as a condition of approval.

F. The project shall be designed in compliance with the Article 10, Stormwater Management, and the Jasper County Stormwater Management Design Manual.

During the course of the review process, the DSR and/or Planning Commission may require the applicant to submit any information or supporting documentation it deems necessary in order to make an informed decision on any proposed land development application in order to protect the health, safety and welfare of the general public.

Applications will be assigned to one of the following six (6) categories, Exempt Subdivision, Minor Subdivision, Major Subdivision, Minor Site Plan, Major Site Plan and Planned Development Districts, as determined by the DSR in accordance with the appropriate land development classifications as previously defined in this Section.

2.6 Exempt Subdivision

The DSR shall, at the time an Exempt Plat is submitted for recording, review said plat to determine if in fact it is exempt from the requirements of this Ordinance and, if so, stamp each copy of the plat for recording as follows: **"This plat is exempt from the requirements of the Jasper County Land Development Regulations pursuant to Section (specify particular section)."**

The Subdivision Plat shall be drawn to the requirements of the Mnimum Standards Manual for the Practice of Land Surveying in South Carolina. An electronic copy of the plat shall be submitted in accordance with Section 4.13 of the Land Development Regulations.

If the plat is found not to be exempt from the requirements of this Ordinance, the applicant shall be instructed to submit the required application and supporting documentation for processing.

2.7 Minor Subdivision

Applicants requesting approval of a proposed minor subdivision as defined by this Ordinance and LDR shall submit to the DSR a completed Minor Subdivision Application, Checklist and

appropriate fees along with four (4) copies of the proposed subdivision plat, drawn to the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina. An electronic copy of the plat shall be submitted in accordance with Section 4.13 of the Land Development Regulations. An Encroachment Permit from the State or County, as appropriate, shall also be submitted with plat; see Section 25.91 of the Code of Ordinances of Jasper County.

The DSR shall review the application for completeness in accordance with Section 2.4 and compliance with the requirements of this Ordinance, and if found to be in compliance, will instruct the applicant to prepare a Final Plat, including Surveyor certification. The DSR shall have thirty (30) days from the time the application is deemed complete to render a decision.

Should during the course of review the DSR determine that additional information is required to make a decision on the application; the applicant will be informed in writing as to the nature of the additional information which needs to be submitted. The Applicant shall have thirty (30) days in which to submit the additional information as may be required, at the end of which time a new application package will be necessary, unless the applicant provides written notification to the DSR requesting an extension of time along with an explanation for the request.

Action on the Final Plat shall be taken by the DSR and so noted for recording and providing monthly updates to the Planning Commission.

2.8 Major Subdivision

Applicants requesting approval of a proposed Major Subdivision as defined by this Ordinance shall submit to the DSR a Preliminary and Final Major Subdivision Application in accordance with the following procedures:

A. PRELIMINARY MAJOR SUBDIVISION PLAT APPROVAL

The applicant shall submit to the DSR four (4) copies of the Preliminary Plat, four (4) copies of land development plans, fees and all materials stipulated in the Preliminary Major Subdivision Application Checklist.

The DSR shall review the plans for completeness in accordance with the requirements of Section 2.4 of this Ordinance, and if deemed complete submit copies to all affected County agencies for review and comment.

The Planning Commission shall act upon the application within sixty (60) days from the time it has been deemed complete unless an extension of time is granted by the applicant.

If the Planning Commission approves the Preliminary Major Subdivision Application, the applicant shall submit four (4) final sets of construction plans for execution by the Planning Commission, one (1) copy of which shall be forwarded to the applicant.

Preliminary Major Subdivision Plat approval shall confer upon the applicant the following rights for one (1) year from the date of the approval, unless extended by the

County to proceed under the supervision of the County, with the installation of site improvements.

Preliminary Major Subdivision Plat approval shall not authorize the applicant to sell or otherwise transfer lots or parcels within the platted subdivision.

No construction shall begin on the site until the Planning Commission Chairman has signed the construction plans and the developer has posted the appropriate performance bond(s), Letter-of-Credit, or other financial security acceptable to the County for the proposed site improvements along with the appropriate Inspection Fee.

B. FINAL SUBDIVISION PLAT APPROVAL

An applicant requesting Final Subdivision Plat approval must first satisfy all outstanding issues in conjunction with the Preliminary Subdivision approval. Four (4) sets of revised as-built plans, fees and all documentation as stipulated in the Final Major Subdivision Application Checklist shall be submitted to the DSR along with four (4) originals of the Final Subdivision Plat for execution by the County.

Final Subdivision Plat Approval shall be approved or denied by the Planning Commission within sixty (60) days after submission of a complete application to the DSR or within such further time as may be consented by the applicant.

An applicant requesting Final Plat approval shall submit to the DSR four (4) copies of the material specified in this Ordinance, which shall show all streets and utilities in exact location, identifying those portions already installed and, where approved by the DSR and/or Planning Commission, those to be installed and/or certified in the amount of improvement guarantees required to assure completion of those improvements not yet installed.

No subdivision or land development plat, portion, or phase thereof shall be accepted for filing by the Office of Clerk of Court until it has been signed by the Planning Commission Chairman. No such signature shall be affixed to the plat until the developer has completed all required improvements or has posted the appropriate performance bond(s), Letter-of-Credit, or other financial security acceptable to the County and a letter from the DSR has been issued. This plat, marked as “Final Plat with Security Bond”, may be recorded in the Jasper County Court of Clerk’s office upon the approval of the bond.

An applicant/developer who wishes to acquire building permits or sell lots before final plat approval may do so through bonding, an Irrevocable Letter-of-Credit and Agreement, or other financial security acceptable to the Planning Commission. The developer shall provide the County with an itemized estimate of the improvements in the subdivision (i.e. roads, water, sewer, etc.). If a portion of the improvements have been installed, the itemized estimate will be for the improvements from that point to completion of the Subdivision. Once the estimates have been approved by the County, the Developer then presents the County with a bond or other acceptable means for the total of the improvements plus twenty-five percent in a form acceptable to the County.

Final Plat approval shall confer upon the applicant the right to record the plat with the County Clerk of Court and to proceed with the sale and/or transfer of lots and parcels in accordance with the approved and recorded plat. An electronic copy of the plat shall be submitted in accordance with Section 4.13 of the Land Development Regulations.

2.9 Minor Site Plan

Applicants requesting approval of a proposed Minor Site Plan as defined by this Ordinance shall submit to the DSR a completed Minor Site Plan Application, Checklist and appropriate fees along with four (4) copies of the proposed site plan, drawn to the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina. An electronic copy of the plat shall be submitted in accordance with Section 4.13 of the Land Development Regulations.

The DSR shall review the application for completeness in accordance with Section 2.4 and compliance with the requirements of this Ordinance, and if found to be in compliance, will instruct the applicant to submit four (4) signed and sealed originals of the site plan for final execution by the County. The DSR shall have thirty (30) days from the time the application is deemed complete to render a decision.

Should during the course of review the DSR determine that additional information is required to make a decision on the application; the applicant will be informed in writing as to the nature of the additional information which needs to be submitted. The Applicant shall have thirty (30) days in which to submit the additional information as may be required, at the end of which time a new application package will be necessary, unless the applicant provides written notification to the DSR requesting an extension of time along with an explanation for the request.

Action on the Site Plan shall be taken by the DSR and so noted for recording and providing updates to the Planning Commission.

No construction shall begin on the site until the DSR has signed the site plan and the developer has posted the appropriate performance bond(s), Letter-of-Credit, or other financial security acceptable to the County for the proposed site improvements along with the appropriate Inspection Fee.

2.10 Major Site Plan

Applicants requesting approval of a proposed Major Site Plan as defined by this Ordinance shall submit to the DSR a completed Major Site Plan Application, Checklist and appropriate fees along with four (4) copies of the proposed site plan, drawn to the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina. An electronic copy of the plat shall be submitted in accordance with Section 4.13 of the Land Development Regulations.

The DSR shall review the application for completeness in accordance with Section 2.4 and compliance with the requirements of this Ordinance, and if found to be in compliance, will

instruct the applicant to submit four (4) signed and sealed originals of the site plan for final execution by the County. The DSR shall have sixty (60) days from the time the application is deemed complete to render a decision.

Should during the course of review the DSR determine that additional information is required to make a decision on the application; the applicant will be informed in writing as to the nature of the additional information which needs to be submitted. The Applicant shall have thirty (30) days in which to submit the additional information as may be required, at the end of which time a new application package will be necessary, unless the applicant provides written notification to the DSR requesting an extension of time along with an explanation for the request.

Action on the Site Plan shall be taken by the DSR(s) and so noted for recording. No construction shall begin on the site until the DSR(s) has signed the site plan and the developer has posted the appropriate performance bond(s), Letter-of-Credit, or other financial security acceptable to the County for the proposed site improvements along with the appropriate Inspection Fee.

2.11 Planned Development District (PDD)

All PDD applications shall be submitted in accordance with Article 8.1 of this Ordinance.

2.12 Court Ordered Subdivisions of Certain Property

A. The limitations on subdivisions and procedures required in this Article do not apply to partitions in kind of property (a) held by tenants in common, (b) at least eighty (80%) percent of whom are related by blood or marriage, and (c) ordered by a court of competent jurisdiction.

B. The Jasper County Clerk of Court will forward to the County Attorney a copy of any complaint or petition seeking partition in kind of property in Jasper County.

C. The Jasper County Attorney in consultation with the County Administrator will intervene in appropriate cases to bring to the attention of the Court the requirements of this Ordinance.

D. Notwithstanding any other provisions of this Ordinance, the unappealed decision of a court of competent jurisdiction to partition property in Jasper County shall be honored by the County in accordance with its terms.

2.13 Information to be Included on Plats

In addition to the provisions of Section 2.12, The DSR may exempt subdivisions from the requirements of these regulations regarding the construction of roads only if the property is being transferred by will or intestate succession or forced division decreed by appropriate judicial authority. The subdivider must submit legal documentation satisfactory to the DSR in order to establish eligibility for this exemption. This exemption shall apply only to initial division of property, not to subsequent sale or further subdivision by the heirs, devisees, or transferees. Plats

of subdivisions so exempted shall show an ingress/egress easement providing access to all parcels, and shall contain the following information:

A. Names of owners of each parcel being created; and

B. Purpose of the subdivision; and

C. A note stating that "ROAD ACCESS NOT PROVIDED"; and

D. A note stating "THESE LOTS/PARCELS MAY NOT BE TRANSFERRED, OR FURTHER SUBDIVIDED UNTIL ROAD ACCESS IS PROVIDED AND A REVISED PLAT IS APPROVED BY JASPER COUNTY".

E. Should the DSR exempt a proposed subdivision from the construction of the private roadway, the property shall also be exempt from delineation of jurisdictional and non-jurisdictional wetlands (for purposes of approving the plat for recordation only; this chapter shall not supersede any state and/or federal requirement for construction in, around or through a jurisdictional wetland or flood zone) and all requirements associated with the maintenance of the private road (a hold harmless agreement, establishing a system of continued maintenance, and establishing an escrow account for the maintenance of the private road); In the situation that a property owner requests exemption from road construction as outlined in this subsection, the property owner shall sign a statement that he/she understands that the proposed subdivision of land shall not be exempted from any other minimum standard set forth by county council through ordinance including any and all review fees, minimum lot size, etc.

ARTICLE 3 SITE PLAN REQUIREMENTS

3.1 Compliance Required; Exception

Site plan review and approval shall be required as a condition for the issuance of a permit for any development, except that individual lot applications for detached one-or two-dwelling-unit buildings which are part of a minor subdivision shall be exempt from site plan approval. Site plan applications shall be in accordance with Article 2 of the Jasper County Land Development Regulations (LDR) and Zoning Ordinance (ZO).

All site plans shall provide adequate on-site parking in accordance with Article 12.1.2 of the Jasper County Zoning Ordinance.

3.2 Development Staging

In the case of a site plan for a development which proposes construction over a period of years, the developer shall plan proposed stages so as to protect the interests of the public and of the residents, occupants and owners of the proposed development during the total completion of the development.

Site plan applications for Group Developments shall be in accordance with the LDR and Article 10.2 of the Jasper County Zoning Ordinance.

3.3 Common Application Requirements

The following documents shall be submitted with all applications for approval:

A. Proof from the Jasper County Tax Collector or other designated official that no taxes or assessments for local improvements are due or delinquent on the property for which the site plan application is made.

B. Where the applicant is a corporation or partnership, it shall submit the following:

   1. A list of all stockholders or individual partners owning at least ten percent (10%) of its stock or at least ten percent (10%) of the interest in the partnership, as the case may be.

   2. Where the 10% or more of the ownership disclosed is by a corporation or partnership the applicant shall provide a list of all stockholders of individual partners owning at least ten percent (10%) of the stock or partnership interest in a corporation or partnership owner subject to disclosure.

3.4 Submission of Minor Site Plan

A. Minor Site Plan shall be submitted for the development of a single lot which does not involve Planned Development, any new street or extension of any off-tract improvements as defined in Article 2.1.2. A Minor Site Plan application shall include the following information:

1. North arrow, scale, date of plan preparation and any revisions thereto.

2. Scale.

3. Tax sheet and parcel number(s) for the existing lot(s) in question.

4. Subdivision name and name of preparer.

5. Names of owners and block and lot numbers of properties within 200 feet of the tract with key map of appropriate scale.

6. Boundary survey signed by a licensed South Carolina land surveyor, except that for Minor Site Plans where there are no building additions or new accessory buildings or structures. The boundary may be based upon tax map, deed or other reasonably accurate base with appropriate scale.

7. Existing topography on and within 50 feet of the tract including roads, driveways, parking areas, loading areas, curbs, sidewalks, fences, retaining walls, buildings, structures, wooded areas, streams, drainage facilities, utility lines, wells and septic systems. The DSR may waive this item or require more accurate contours or additional grading information if deemed necessary to adequately review the application.

8. Distances measured along right of way lines of existing streets adjoining the property to the nearest intersection with other streets.

9. A schedule of required and provided zone district requirements including lot area, width, depth, yard setbacks, coverage, etc.

10. Setback dimensions of existing structures and required building setback lines.

11. Location of one-hundred-year floodplain and wetlands with source of information.

12. Existing and proposed rights-of-way, easements, deed restrictions or covenants affecting the property.

13. Gross and net building area of any existing structure as well as any proposed buildings and/or additions.

14. Location, type and size of proposed utility services, including but not limited to gas, electric, water, sewer and cable television: location of proposed wells and septic systems where public sewer and water are not available.

15. Will serve letters for water, sewer and any other proposed utilities.

16. Location and floor elevations of all proposed buildings and structures and the

approximate location of proposed driveways.

17. Location of existing and proposed signs and details of their size, lighting and type of construction.

18. The location, type and size of any proposed curbs, sidewalks, driveways, fences, landscaping, retaining walls, etc.

19. A narrative indicating the proposed use of the property and anticipated impacts upon traffic circulation, parking, lighting, stormwater runoff and sewage disposal.

20. Stormwater Management Plan (if Applicable)

3.5 Submission of Concept Plan

A. Prior to the submission of a major preliminary site plan the applicant is required to submit a concept plan showing the proposed site development. The DSR shall grant an informal review of a concept plan from which the applicant intents to prepare and submit an application for development. The concept plan shall be in sufficient detail to allow the DSR to make an informal decision on the merits of the proposal.

B. If the project requires a Stormwater Management Plan, the applicant shall demonstrate the consideration of better site planning, better site design and low impact development practices as outlined in the Jasper County Stormwater Management Design Manual.

3.6 Submission of Preliminary Site Plan

A. The applicant shall submit five (5) black-on-white prints of the preliminary plan, together with three (3) completed application forms for preliminary approval to the DSR. The applicant shall also submit a certification from the Tax Collector that all taxes and assessments on the property have been paid to date. At the time of filing, a fee shall be paid of the County as specified in the current fee schedule.

B. The DSR shall act on the preliminary plan within the time limits set forth in the Jasper County LDR and the applicant shall be notified of the action of the DSR within the time limits set forth. If the DSR acts favorably on a preliminary plan, the DSR shall affix his signature to the plan with a notation that it has received preliminary approval and return it to the applicant for compliance with final approval requirements. Preliminary approval shall be valid for a two (2) year period from the date of approval; provided that the general terms and conditions under which the preliminary approval has been granted will not be changed.

3.7 Submission of Final Site Plan

A. The final plan shall be submitted to the DSR for final approval within two (2) years from the date of the preliminary approval of the plan. The DSR shall act upon the final plan within the time limits set forth in the Jasper County LDR. This provision shall not prohibit

submission of a final site plan for non-complex projects concurrently with the preliminary submittal.

B. The applicant shall submit five (5) black-on-white prints of the final plan together with three (3) completed application forms for final approval to the DSR. The applicant shall also submit a certification from the Tax Collector that all taxes and assessments on the property have been paid to date. At the time of filing, a fee shall be paid to the County as specified in the current fee schedule.

C. Prior to final approval, the DSR shall receive a letter containing a list of all items to be covered by a performance guaranty (cash or certified check) pursuant to the requirements in the Jasper County LDR, the quantities of each item, the cost of each item and the total amount of all items.

D. The DSR shall act on the final plan within the time set forth in the Jasper County LDR, or within a mutually agreed upon extension of time. Failure to act within the allotted time shall constitute approval, and the DSR shall issue a certificate to that effect.

E. After final approval, five (5) sets of signed and sealed drawings shall be submitted for final execution by the County.

3.8 Submission of Major Site Plan

A. Site plans shall be submitted in accordance with the following schedules:

1. The sizes of all maps and plans submitted in compliance with this chapter shall be one (1) of the following sizes:

   a. Fifteen by twenty-one (15 X 21) inches.

   b. Twenty-four by thirty-six (24 X 36) inches.

2. The title block shall include the following information:

   a. The name of the site plan.

   b. The name, address, membership or license of the professional person who prepared the drawings.

   c. The term “concept site plan,” “preliminary site plan” or “final site plan,” as applicable.

   d. The date of the drawing.

   e. The drawing reference number.

   f. The section number of the section being submitted, if applicable.

g. The scale of the drawing.

3. Drawings shall also include the following:

a. North arrow and reference meridian.

b. Date of the original drawing and date and nature of all subsequent revisions.

B. Applicants are required to submit preliminary sketches, reports and/or proposals for development to the DSR for all major site plan applications. The following of such informal procedure shall not prejudice the developer's right to proceed subsequently as an applicant otherwise pursuant to the requirements of this chapter. The applicant shall be required to submit any fees for such an informal review in an amount equal to 25% of the required fees for preliminary plan submittal. The applicant shall not be bound by any concept plan for which review is requested, and the DSR shall not be bound by any such review.

C. Preliminary site plan requirements

1. The preliminary site plan shall be drawn at a scale in accordance with the following table:

Area of Site (acres)	**Scale-Not to be less than**
Less than 10	1 Inch equals 30 feet
10-40	1 Inch equals 40 feet
Over 40	1 Inch equals 50 feet

2. The plan shall include the following data:

a. The name and address of the developer and the owner and the name, including address and title of the person preparing the plan and maps, including appropriate map titles and accompanying data.

b. The acreage, County Tax Map Identification numbers, tax sheet numbers of the lot or lots, and names of all adjacent property owners.

c. A key location map showing the site and its relationship to surrounding areas and zone boundaries within a minimum of one-fourth (1/4) mile.

d. A date, graphic scale, North arrow, and reference meridian on any map.

e. An affidavit from the owner and other parties in interest that the site plan is submitted with their knowledge and consent.

f. All existing, proposed and minimum required setback dimensions.

g. Landscaped areas, fencing and trees over four (4) inches in diameter, except that where trees are in mass, only the limits thereof if proposed to remain need be shown, or if proposed for removal, only trees over nine (9) inches in diameter need be shown.

h. All existing and proposed signs, utility poles and their size, type of construction and location.

i. The existing and proposed principal building or structures and all accessory buildings or structures, if any, approximate floor areas of said buildings and approximate finished grade elevations at all corners of said buildings.

j. The location of all existing buildings, drainage and parking areas within two hundred (200) feet of the lot.

k. Existing topography depicted by contours at one (1) foot intervals based upon an approved South Carolina Geodetic Control Survey datum for the site and areas within one hundred (100) feet of the site.

l. The approximate location and size of all existing and proposed storm drainage facilities, plus all required preliminary design data supporting the adequacy of the existing or proposed facility to handle future storm flows and analysis of the capacity of the facility into which the stormwater will flow.

m. An analysis of all existing and proposed utilities and an analysis of the capacity of the existing utilities to accept the proposed facility.

n. The location of all existing and proposed sidewalks, driveways, fences, retaining walls, parking space areas and the layouts thereof, and all off-street loading areas, together with the dimensions of all the foregoing on the site in question and within one hundred (100) feet of said site.

o. The estimated average number of automobiles and number and size or type of trucks or buses that will enter and leave the site each day and during the peak hours, including an analysis of the ability of the existing road system to accept the additional traffic volumes.

p. The location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances which may affect the lot or lots in question, and the

location, size and description of any lands to be dedicated to the township or to the county.

q. The location, size and nature of the entire lot or lots in question, and any contiguous lots owned by the developer or in which the developer has a direct or indirect interest, even though only a portion of the entire property is involved in the site plan for which approval is sought; provided, however, that where it is physically impossible to show such entire lot or lots contiguous lots on one (1) map, a key map thereof shall be submitted.

r. Plans and profiles of streets adjoining the property for a distance of five hundred (500) feet in either direction, including the location of driveways and intersecting streets and an indication of the maximum available sight distance.

s. General nature and extent of proposed site lighting.

t. The method of sewage disposal and water supply and corresponding "will serve" letters.

u. Proposed stages or development sections, if any, and the approximate schedule for implementing each stage or section.

v. Tax Identification numbers and names of owners of all properties within two hundred (200) feet of the site.

3. The plans shall be prepared by a properly licensed professional registered in the state of South Carolina.

4. The preliminary site plan shall be accompanied by an environmental impact statement.

5. The preliminary site plan shall be accompanied by a community facilities analysis.

6. Stormwater Management Plan (if Applicable).

D. Final Site Plan Requirements

1. An application for final site plan shall be substantially the same as the approved preliminary site plan or a stage or section thereof; however, it shall show final detailed design and engineering which shall be designed in accordance with the review and design guidelines herein above.

2. The site plan shall be drawn at a scale not less than one (1) inch equals fifty (50) feet and not greater than one (1) inch equals ten (10) feet; except that for land development plans that will require more than one (1) sheet at this scale, a key map shall be included to show the entire tract and the detail sheet which allows each segment thereof.

3. The plan shall include or be accompanied by the following data:

   a. The name and address of the developer and the owner and the name, address and the title of the person preparing the plan or maps, including appropriate map and titles and accompanying data.

   b. The acreage, County Tax Map Identification numbers, tax sheet numbers of the lots or lots, and names of all adjacent property owners.

   c. A key location map showing the site and its relationship to surrounding areas and zone boundaries within a minimum of one-fourth (1/4) mile.

   d. A date, graphic scale, North arrow and reference meridian on any map.

   e. An affidavit of the owner and other parties in the interest that the site plan is submitted with their knowledge and consent.

   f. The zone district in which the lot or lots are located, together with a delineation of the yard setback lines required in the zone district.

   g. An accurate boundary survey prepared and certified by a South Carolina licensed land surveyor. The survey shall be based on a field traverse with an error of closure not less than one (1) part in ten thousand (10,000).

   h. The existing and proposed principal building or structures and all accessory buildings or structures, if any, and finished grade elevations of all first floors and roofs, including roof structures.

   i. Architectural floor plans for each floor of the building or structure and elevations from all entry/exit points of all buildings or structures on the site; with the name, address and registration number of the licensed architect preparing the plans.

   j. Existing topography based upon approved South Carolina Survey datum, for the site and areas within one hundred (100) feet of the site, and proposed grading, both at one (1) contour intervals.

   k. All setback dimensions and minimum setback lines, fences and landscaped areas and trees as required by the zoning ordinance.

   l. A landscape and planting plan which, as a minimum, shall spot the location of all existing plantings to be retained and all plantings to be established and shall contain a schedule, keyed to the plantings shown, calling out the type (common name and botanical name), size (height, spread and trunk diameter) at time of planting and at maturity and quantity of all plantings shown on the plan.

   m. All existing and proposed signs and lighting standards, including design calculation and indications of size, type of construction and location.

n. The location, type and size of all existing and proposed catch basins and storm drainage facilities with profiles thereof, including design calculations, plus all required design data supporting the adequacy of all existing facilities to accept additional storm water runoff.

o. The location, type and size of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas and the layouts thereof, and all off-street loading areas, together with the dimensions of all the foregoing on the site in question and within one hundred (100) feet of said site.

p. The location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances which may affect the lot or lots in question and the location, size and description of any lands to be dedicated to the county or other agency.

q. The location and size of all sanitary sewer lines.

r. Location, size and type of all proposed utility lines and structures, including but not limited to telephone, electric, water, sanitary sewer, gas and CATV, and letters from each that the facilities are adequate to serve the site development.

s. The location, size and nature of remaining lands or contiguous lots in which the developer has a direct interest.

t. All proposed easements and public community access.

u. The location, size and type of all proposed off-site improvements.

v. All points of vehicular ingress and egress for the site, indicating the size of driveways and sight triangles.

w. Provision for refuse and garbage disposal.

x. Location of all points in pedestrian access, including internal circulation patterns.

y. Location and design of all fire prevention measures, including emergency lanes, hydrants, sprinkler and siamese connections and fire zones.

z. The present and proposed number of units and number of tenants, employees, customers or occupants of each unit and a summary of the total number of each expected to be on the site each day.

aa. The location of any other feature directly on the property and beyond the property, if such feature has an effort on the use of said property.

bb. Construction details of all proposed site improvements.

cc. Such information or data as may be required by the DSR in order to determine that the details of the site plan are in accordance with the standards of the County ordinances.

dd. A complete list of the site improvements, except principal and accessory buildings, by item, and the quantities thereof to be constructed.

ee. Copies of all applicable local, state and federal permits that may be required for the development.

4. The plans shall be prepared by a properly licensed professional registered in the State of South Carolina.

5. Stormwater Management Plan (if Applicable)

3.9 Design Guidelines

A. **General Design Considerations** - The following shall constitute the general design considerations for site plans which shall be adhered to by the applicant in preparation of site plans:

1. **Preservation of landscape** - Landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal and any grade changes shall be in keeping with the general appearance of the neighboring developed areas. Adequate shade trees shall be provided.

2. **Relation of proposed buildings to environment** - The proposed structure shall be related harmoniously to the land form (either natural or man-made) and to existing buildings in the vicinity that have a visual relationship to the proposed buildings. The achievement of such relationship may include the enclosure of space in conjunction with other buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features or other buildings.

3. **Drives, parking and circulation** - With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access point to the public streets, width of interior drives and access points, general interior circulation, separation of vehicular and pedestrian traffic and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties. Streets shall be of sufficient width and suitable grade and suitably located to accommodate prospective traffic and to provide access for fire-fighting and emergency equipment to buildings and coordinated so as to compose a convenient system consistent with the circulation element of the Comprehensive Plan. Individual lot or shared driveways longer than 150 feet from a publicly maintained street or road to the structure served shall require Fire Marshal approval to ensure emergency service vehicle access. Where adjacent properties are

capable of future development, and in order to provide access between adjacent developments or subdivisions with having to resort to exiting one development or subdivision, travelling upon a federal, state or local government owned or maintained road or street, and then entering the adjacent development or subdivision from the road or street, side access between the developments or subdivisions should be preserved so that interconnectivity between them is provided. Shared access driveways on arterials should be used where possible to promote good traffic flow.

6. **Surface water drainage -** Refer to Article 10 and the Jasper County Stormwater Management Design Manual.

7. **Utility service -** All electric, telephone, cable television and utility lines shall be underground. Adequate water supply, sewerage facilities and other utilities necessary for essential services to residents and occupants shall be provided.

8. **Advertising features -** The size, location, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

9. **Special features -** Exposed storage tank areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen planting or other screening methods as shall reasonably be required to prevent their being incongruous with the existing and contemplated site design and the surrounding properties.

10. **Open space -** Open space for planned developments shall be provided in accordance with the provisions of this ordinance.

11. **Application of design standards -** The standards of review outlines above shall also apply to all accessory buildings, structures, freestanding signs and other site features.

B. **Design Standards -** The following minimum design standards shall be required for all site improvements:

1. **Public streets**

   a. Improvement of the public street upon which the site fronts shall be required for the portion of the site to be developed. These improvements shall be as required by the Jasper County Land Development Ordinance.

   b. Sight triangles shall be provided at the intersection of all drives leading to and exiting from the site in accordance with the Jasper County LDR. The site triangle shall be clear of all obstructions from twenty (20) inches above center-line grade to a point one hundred twenty (120) inches above the center line, except that utility poles and street trees shall be permitted, provided that they do not create a safety hazard. An easement dedication to the owner of the intersecting roadway incorporating the entire sight triangle within the site but outside the right-of-way

line shall be made.

2. **On-site improvements**

a. Site lighting

i. Site lighting shall be provided all areas accessible to the public in accordance with the following table:

Area	Average Maintained Foot-candles
Parking Lots	--
Shopping Center	1.5-5
Retail businesses	1.0-4.0
Industrial	0.5-1.0
Shopping centers	2.0-3.0
Retail businesses	1.0-3.0
Industrial	1.0-3.0
Park area and pedestrianways	0.4
Sidewalks	0.5
Intersections	2.0-5
Other areas	As determined by individual study

ii. In general, the areas most frequently utilized shall be more intensely lit, with lighting levels decreasing as usage decreases.

iii. All lighting shall be designed to meet the following minimum criteria:

[a] All lighting from fixtures shall be cut off at property lines adjoining residential areas and zones.

[b] Fixtures shall provide cutoff so that the lamp or refractor is not visible from adjoining roadways or residential areas.

[c] Sky glow effects are prohibited.

[d] Maximum desirable luminaire mounting heights shall be thirty (30) feet.

b. Storm drainage - Refer to Article 10 and the Jasper County Stormwater Management Design Manual.

c. Parking lot layout

Parking lots providing in excess of fifty (50) parking spaces shall meet the following requirements:

i. Driveways shall be separated from parking stalls and aisles by raised curbed

islands which shall be a minimum of five (5) feet wide.

ii. In every fifth row of parking, the opposing stalls shall be separated by raised curbed islands, which shall be a minimum of four (4) feet wide.

iii. Trees shall be planted within each island required herein.

iv. All islands required herein shall be landscaped and grassed.

d. Landscaping

A buffer zone shall be provided as required by the Zoning Ordinance.

e. Pedestrian access

In parking areas in excess of one hundred (100) parking stalls, sidewalks shall be constructed along all driveways and roadways as necessary to accommodate pedestrian travel parallel to the flow of traffic thereon.

f. Grading

i. Driveways

Driveways and roadways shall be a minimum of one-half percent (0.50%) and shall not exceed a maximum grade of five percent (5%). They shall not exceed a grade of four percent (4%) within one hundred (100) feet at the gutterline of an intersecting street.

ii. Parking Areas

Parking areas shall be a minimum of three quarter percent (0.75%) and shall not exceed a maximum grade of five percent (5%). They shall be graded so that stormwater does not cross drives or roadway in a concentrated flow.

iii. Earthen Slopes

Slopes shall not exceed a ratio of two (2) horizontal to one (1) vertical unless a slope stability analysis indicates to the contrary, provided that slopes which are in excess of two to one (2:1) shall have a fence or protective vegetative screen. Minimum slopes in grass areas shall be one and one-half percent (1.5%) unless within swales.

iv. All nonpaved areas shall be permanently stabilized to prevent erosion.

3. **Standards for Construction**

All work shall be done in conformance with the current construction standards of the

LDR or, the current edition of the South Carolina Department of Transportation Standard Specifications, whichever is more restrictive.

3.10 Guaranties

A. As a condition of final site plan approval, the DSR shall require and accept in accordance with the standards of this chapter for the purpose of assuring the installation and maintenance of improvements a performance guarantee in favor of the County in an amount equal to one hundred twenty-five percent (125%) of the cost of installation for all approved site improvements and infrastructure within the right-of-ways, easements, open space and/or any other common areas of all residential, commercial and industrial subdivisions. The form and amount of the guarantee shall be as approved by the DSR in accordance with Article 1:8 of these Land Development Regulations.

B. Upon substantial completion of all required appurtenant utility improvements and the connection to the same to the public system, the obligor may notify the DSR in writing, of the completion or substantial completion of said improvements. Thereupon, the DSR, or his/her designee shall inspect all the improvements and shall file a written report, indicating approval, partial approval or rejection of such improvements, with a statement of reasons for any rejection.

C. The DSR shall notify the obligor, in writing, of the contents of said report not later than sixty –five (65) days after receipt of notice from the obligor of the completion of the improvements. Where partial approval is granted, obligor shall be released from all liability pursuant to its performance guaranty, except for that portion adequately sufficient to secure provision of the improvements not yet approved, provided that thirty percent (30%) of the amount of the performance guaranty posted may be retained to ensure completion of all improvements. Failure of the governing body to send or provide such notification to the obligor within sixty-five (65) days shall be deemed to constitute approval of the improvements, and the obligor and surety, if any, shall be released from liability pursuant to such performance guaranty for such improvements.

D. If any portion of the required improvements are rejected, the approving authority may require the obligor to complete such improvements, and, upon completion, the same procedure of notification, as set forth in Subsections B and C above, shall be followed.

3.10A Guaranty of Maintenance

Where the development or subdivision is to be served by private roads, the mechanism for the perpetual maintenance of private roads and the collection of funds for future maintenance shall be explicitly documented before the planning commission at the time of submission and recorded with the approved plat allowing lot sales in the form of restrictive covenants. All transactions involving properties accessed by said private road shall contain a copy of the private road maintenance provisions contained in the restrictive covenants. At a minimum, a process for collecting or creating a fund for future maintenance shall be documented in the covenants and restrictions affecting the parcels to use the private roads, and the planning commission shall require a property or homeowners association be formed and restrictive covenants and by-laws

adopted and filed of record before issuing final approval for the subdivision and/or sale of lots. If the subdivision owner and/or developer is not required to pay assessments in like manner as the individual lot owners to which lots are sold by the subdivision owner and/or developer, provisions must be included to secure the availability for funds for maintenance in the event sufficient lots are not sold to third party lot owners to adequately fund the maintenance fund created under the covenants and property or homeowners association. Included in the submission to the Planning Commission shall be an estimate provided by a licensed South Carolina Professional Engineer of the maintenance costs for the roads, including the estimated cost of resurfacing/refurbishing after the expected life of the initial pavement, or as may be applicable, gravel surfacing, not to exceed a period of ten (10) years; the fund for future maintenance shall be designed so as to create a fund of no less than 125% of the estimated costs at time of resurfacing/refurbishing, as well as an ongoing fund to provide periodic maintenance and repair when predicted to be needed. Nothing contained herein shall be construed or interpreted as creating a responsibility or liability of the county or planning commission for the adequacy of the mechanism and/or amounts to be collected for maintenance.

3.10.B Guaranty of Workmanship/Materials

A. The subdivider/developer shall guarantee the completed roadways and drainage system improvements against defect in function, workmanship, and materials for two years following acceptance of such improvements under warranty.

B. The subdivider/developer shall furnish a cash bond, letter of credit, or other acceptable security with the county guaranteeing the maintenance of the improvements and/or correction of deficiencies during the warranty period.

C. The warranty period security shall be in an amount equal to 20 percent of the cost of the completed roadway and drainage system improvements.

D. The security shall empower the county to draw on the posted funds to correct deficiencies which the subdivider/developer does not correct in a timely manner."

3.11 Noncompliance

Failure to comply with any of the conditions of site plan approval subsequent to the receipt of a Zoning Permit, Construction Permit or Certificate of Occupancy, as the case may be, shall be construed to be a violation of this chapter and shall be grounds for the revocation of any Zoning Permit, Construction Permit or Certificate of Occupancy, as the case may be. If the DSR and/or Construction Code Official finds that any conditions of site plan approval have not been met, the DSR shall give the applicant ten (10) days written notice to comply with said conditions, and failure to comply within this ten-day period shall result in revocation of the Zoning Permit, Construction Permit, Certificate of Occupancy or Certificate of Temporary Occupancy, as the case may be.

3.12 Filing of Site Plans

A. All site plans shall be filed with the Jasper County Registrar of Deeds within thirty (30) days of Final Approval. Section 49-460 of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina contains the list that the Registrar's Office required for filing plats. The applicant/owner shall contact the Registrar for proper filing procedures.

B. Submittal Requirements

1. All sheets shall be drawn at a suitable scale on either 11" x 17" or 24" x 36" paper.

2. Two (2) originals shall be submitted for each sheet on good, white paper stock. Vellum is not permitted.

3. All plats shall contain both the existing (parent) parcel number (PIN, TMS, TMP, etc.) and proposed numbers for each lot or parcel.

ARTICLE 4 SUBDIVISION PLAT REQUIREMENTS

4.1 Compliance Required; Exception

Subdivision plat review and approval shall be required as a condition for the issuance of a permit for any development, except when the subdivision is deemed as exempt by the DSR. Subdivision applications shall be in accordance with Article 2 of the Jasper County Land Development Regulations (LDR) and Zoning Ordinance (ZO).

4.2 Development Staging

In the case of a subdivision for a development which proposes construction over a period of years, the developer shall plan proposed stages so as to protect the interests of the public and residents, occupants and owners of the proposed development during the total completion of the project.

4.3 Subdivision Classifications

All subdivision applications shall be classified based on the definitions as provided in Section 2.1 as one of the following:

A. Exempt

B. Minor

C. Major

The applicant is encouraged to contact the County DSR in order to discuss the appropriate classification for any proposed application to be brought forward for review.

If the parcel has dual or split lot zoning, then any subdivision that occurs must follow the lines of such a split.

4.4 Exempt Subdivisions

Any request for a proposed subdivision to be considered exempt shall be submitted in writing to the DSR. The request shall include a narrative which includes a description of the proposed subdivision along with a statement as to how the subdivision meets the definition of an Exempt Subdivision as provided in Section 2.1.1. The DSR may require the applicant to provide any additional information deemed necessary in order to render a decision on the request.

The DSR shall have thirty (30) days from the submittal date of the request in order to make a determination in accordance with Section 2.6.

4.5 Minor Subdivision Plat

Minor subdivision plat applications for Minor Subdivision approval shall be submitted in accordance with Section 2.7.

4.6 Preliminary Major Subdivision Procedure

A. Application for preliminary approval of a major subdivision plat shall be submitted to the Jasper County DSR in accordance with Section 2.8 of the Jasper County Zoning Ordinance and meeting the minimum requirements contained herein. Upon receipt of the proposed subdivision, the DSR shall review the application for completeness in accordance with Ordinance requirements. After the application has been deemed complete, the DSR or his/her representatives shall begin review of the application. During the course of the review the DSR may consult any outside agencies, as well as others as the DSR deems necessary for the review and recommendations concerning the application.

B. In addition, the DSR may require the services of various professional consultants for the review and preparation of recommendations for the application at his/her own discretion. In these instances, the applicant shall submit a Review Fee in accordance with the current fee schedule.

C. The Planning Commission shall act on the preliminary plat within sixty (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. An appeal from the decision of the Planning Commission must be taken to the circuit court within thirty (30) days after the actual notice of the decision. The action of the Planning Commission shall be recorded in the minutes of the Commission meeting.

D. On authorization by the Planning Commission, preliminary approval of the subdivision plat shall be noted on the plat and certified by the Chairman of the Planning Commission. Also noted shall be the date on which the Planning Commission granted preliminary approval.

E. Upon approval of the preliminary major subdivision, 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 plat 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 may not be recorded until reviewed and approved by the Planning Commission in accordance with the requirements of this Ordinance. 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 DSR and/or Planning Commission have been met. A paper copy of the proposed final plat is to be submitted to the DSR at least ten (10) working days prior to recording so that the appropriate County agencies may review the proposed final plat. Final plats shall not be filed until review approvals of the construction plans are completed and notice is given by the DSR.

F. To help offset the cost to the County of processing a subdivision plat, Administration Fees shall be paid with the initial submission of the application for preliminary plat approval in accordance with the current fee schedule. Contact the DSR for the most recent Jasper County Fee Schedule.

G. All preliminary approvals granted by the Planning Commission shall be valid for a period of time not to exceed two (2) years unless an extension of time is applied for and granted by the approving authority. If the developer does not apply for and receive an extension, the preliminary approval shall be null and void two (2) years from the initial date of approval. The DSR may authorize one (1) extension of a preliminary plat approval. All subsequent extensions must be approved by the Planning Commission.

4.7 Preliminary Plat Requirements

A preliminary plat shall be submitted to the DSR for approval in a scale of no smaller than 1 inch to 100 feet on a sheet size as approved by the DSR, and shall include the following information:

A. A Vicinity Map in a scale no smaller than 1 inch to 1000 feet which indicates the exact location of the site within the County.

B. A preliminary lot layout and an accurate boundary survey of the property of the proposed subdivision showing bearings and distances prepared, signed and sealed by a registered land surveyor licensed to practice in the State of South Carolina.

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

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

E. A Location Plan showing the relationship of the property submitted for approval with adjoining property and to all streets, roads, watercourses, live streams, marshes, floodplains, floodways, wooded areas, water impoundments, and any other significant features on the land existing within 500 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.

F. The location and size of sanitary and storm sewers, location and size of water mains, and other utilities immediately adjacent to the tract along with the names of the owners of the utilities. If water mains and sewers are not on or adjacent to the tract, indicate the direction, distance to, and size of nearest accessible mains.

G. Topographic contours at one (1) foot intervals shall be provided.

H. The location, size and width of all street rights-of-way, easements, common areas, centerline road radii, and other areas proposed to be dedicated to the public or intended for public use along with proposed lot lines and approximate lot dimensions.

I. Scale, north arrow, and date.

J. Total area stated in acres of the existing parcel(s) and land proposed for subdivision along with a table showing the existing and proposed lot numbers, approximate area and zoning setback criteria for each proposed lot.

K. If public sewage facilities are proven infeasible, the developer shall contact the SCDHEC for septic tank approval information. Approval of the Preliminary Plat may not be granted until such time as the subdivision has successfully completed any SCDHEC posting requirements for the creation of a subdivision utilizing septic tanks.

L. All preliminary subdivision plans shall show the existing zoning classification for the area being platted and all abutting property. The Preliminary Plat plan shall comply with the requirements of the Zoning Ordinance in effect in the area proposed for the 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 DSR(s) in accordance the appropriate section of the Zoning Ordinance.

M. In order to prevent safety problems associated with multiple entrances to existing County and State maintained roads, to the greatest extent possible, preliminary plats shall provide internal access to newly created proposed new lots.

N. Submit a Stormwater Management Plan (if Applicable).

O. A road centerline plan and profile for each street shall be prepared with the plan immediately above the profile. The horizontal scale should be no greater than 1”= 50’ and vertical scale no greater than 1”= 5’. The roadway centerline plan and profile shall include alignment information, existing and proposed centerline elevations at no less than 50-foot stations, high and low points clearly labeled, location of street intersections, pipe profiles, drainage structure locations, horizontal and vertical curve design data and any other supporting documentation deemed necessary by the DSR.

P. An Environmental Impact Assessment must be provided for the site. In addition to any outside agency requirements regarding environmental issues for the proposed improvements, a report which addresses any potential environmental impacts to the site and/or adjacent properties shall be submitted. The report shall take into account findings and recommendations as outlined in the Jasper County Natural Resources Report on file with the DSR.

Q. Repealed October 3, 2011.

R. Detailed plans of any proposed entrance islands and any proposed cul-de-sac islands shall be submitted. These plans must include any proposed plant materials.

S. A Geotechnical Report shall be submitted. The report shall be prepared by a South Carolina Professional Engineer or Certified Soil Scientist and shall include sufficient information to verify proposed drainage and roadway design criteria throughout the site. The report shall include depth(s) to seasonal high ground water.

T. A Traffic Report shall be submitted for any land development application which generates more than 75 peak hour trips per day. The Report shall include an impact analysis of the existing roadway network which surrounds the proposed development. The analysis should encompass all roadways, intersections and other significant traffic generators which may be impacted by the proposed development and include existing and projected traffic counts, existing and proposed levels of service (LOS), average daily and peak hour trip generations, traffic distributions, etc. in order to facilitate the review of potential transportation impacts based on the development. The study should be prepared in accordance with the practices recommended in "Traffic Access and Impact Studies for Site Development", published by ITE.

   In addition, if necessary, a mitigation plan which provides recommendations and cost estimates for proposed improvements required as part of the off-tract impact assessments shall be included. The plan should also include any anticipated right-of-way dedications and/or purchases that may be necessary to construct the proposed improvements.

4.8 Final Major Subdivision Procedure

The subdivider shall prepare a final plat of the major 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 Planning Commission Chairman shall be empowered to certify for recording final plats of subdivisions.

No major subdivision shall be given final approval until all improvements have been installed and accepted by the DSR. No subdivision containing public roads shall be granted final acceptance until the DSR 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. The subdivision owner or his authorized agent may also submit security of the type prescribed by these 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 DSR. Adequate guaranties for the perpetual maintenance of private roads in accordance with Section 3.10 and filings of record of such documents as are required by the Land Development Regulations shall be received and approved by the DSR prior to final approval. No subdivision shall be granted final approval until the DSR has received a copy of the dedication of private easements to the appropriate agencies, if applicable.

The Chairman of the Planning Commission 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 Jasper County Register of Deeds within seven (7) days of the date of final approval by the Planning Commission 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.

4.9 Final Plat Requirements

Four (4) copies of the Final Plat shall be submitted at a scale of at least 1 inch to 100 feet. The Final Plat shall be submitted on a sheet size approved by the DSR. If the Final Plat is drawn in two (2) or more sections, each section shall be accompanied by a key map showing the location of each section, and shall include the following information:

A. The title of each map shall contain the following information: subdivision name, name of owner and his address, location as to county 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.

   Final plat(s) shall be accompanied by digital files submitted in accordance with the provisions in this Article referenced as General Survey Standards.

B. There shall appear on each plat 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 1:10,000. Any lines on the map that were not actually surveyed must be clearly indicated and a statement included revealing the source of information.

C. 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.

D. Every plat shall contain the following specific information:

   1. Accurately positioned north arrow coordinated with any bearings shown on the plat. 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, watercourses, utilities, roadways, and other such improvements shall be accurately located and appropriately sized easements provided.

5. Steel or iron pipe survey markers at least 24 inches long and one-half inch in diameter shall be set at all lot corners and at all 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 re-subdivision 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. Where applicable, Final Plats shall indicate that roads are private and will not be maintained by the County.

9. The Final Plat shall show the existing zoning classification. 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.

11. If applicable, the base flood elevation (BFE) must be shown on the Final Plat prior to recording, along with a finished floor elevation chart.

4.10 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 4.1 and 4.13 of the Jasper County Land Development Regulations. A filing fee in accordance with the current Fee Schedule must be paid at the time of recording. Revisions must be accompanied by digital files submitted in accordance with the provisions in this Article referenced as General Survey Standards.

4.11 Maintenance of Common Areas

Membership rights and obligations related to common areas and private roads in a subdivision or Planned Development District, or providing access to the subdivision or PDD, shall be described in covenants running with the land. All common areas shall be maintained by the Property Owners Association within the subdivision.

4.12 Standards for Deed Restrictions or Restrictive Covenants

A. The developer shall restrict the use of residential property within the subdivision or PDD, requiring a minimum building floor area, control the use of fencing or landscaping, or in other ways control the development of and the use of lots created by recording covenants or deed restrictions applicable to every lot within the subdivision or PDD and shall clearly address maintenance of streets, drainage, and common areas with in the development.

B. Covenants or restrictions shall not violate any law existing with the County or the State of South Carolina.

C. Covenants or restrictions shall be recorded before or after recording of the Final Plat of the subdivision or PDD, or if the subdivision or PDD is bonded, at the time of the acceptance of the bond by the County a recorded copy of the final covenants and restrictions and any alterations, along with the Final Plat shall be filed with the DSR who shall maintain a file of such covenants or restrictions.

D. The building department shall not issue a building permit without a statement from the Property Owners Association or their designated representative indicating compliance of proposed plans with the requirements of recorded covenants.

4.13 General Survey Standards

In order to maintain and improve County land records general survey standards must be followed. Land parcels subject to the requirements specified herein, are required to be referenced by South Carolina State Plane Coordinates, as defined in the SC Code of Laws, (The South Carolina Coordinate Act, as amended), either by Global Positioning System (GPS) Surveys or Terrestrial Surveys. Additionally, digital files shall be submitted in a standard format, in addition to standard printed documents required by this Article. These files 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).

A. Surveys Requiring First Order of the State Plane Coordinate Reference

The following surveys require a State Plane Coordinate Reference:

1. Any subdivision of eight (8) or more lots total aggregate including all phases and sections severed from parent parcel, at the time of this Ordinance.

2. Boundary surveys of 25 or more acres total aggregate, unless exempted in Section B

below.

B. Surveys Exempt from Geodetic Control Monument Tie

The County considers it very desirable for surveyors to tie all surveys, whenever possible, to the state plane coordinate system. Nothing in these exemptions is intended to discourage surveyors from tying surveys to the state plane coordinate system. The following surveys are exempted from State Plane Coordinate Reference:

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

2. Any boundary survey more than one (1) mile in distance as measured along public roads from a published geodetic monument.

3. Any survey not specified in Section A.

C. Survey Requirements

Survey requirements specified in this document are only for referencing land parcels to state plane coordinates. Boundary 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 more stringent requirements are specified herein. In so far as possible, Control surveys between geodetic monuments and property boundaries shall be extended from the nearest geodetic control monument(s).

The GIS is primarily a foundation of geographic information to support and improve County operations and community decision-making. As such, this information is a representation of geographic features that comprise Jasper County. These data are not intended to represent legal boundaries of any kind and are for information purposes only. The signed and sealed plat of record shall be referenced for all legal matters.

The specifications for horizontal control are as follows:

1. Global Positioning System (GPS) Surveys: GPS procedures shall be followed to ensure survey grade compatibility with the nearest geodetic control monuments. Survey grade GPS receivers shall be used with a manufactures stated accuracy of at least ± 5 cm ± 2 ppm. It is realized that the nearest station may not always be suitable for occupation by GPS because of obstructions, property owner permission or other reasons. The intent here is to make ties to network stations within six (6) 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 B Standards.

3. Plat Requirements:

a. All Directions shall be referenced to South Carolina Grid.

b. Distances shall be ground distances (not Grid distances).

D. Electronic Submission Applicability and Content

1. All plats subject to the requirements specified herein and submitted for recording, shall be accompanied by an electronic copy, as specified by the Electronic Submission Standards and Procedures described below.

2. The only use of the electronic information submitted will be for the anonymous inclusion into the Jasper County GIS system. 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.

3. Submitted files shall contain, at a minimum, parcels, rights-of-way, ground control points, street centerlines, easements, lot numbers, lot dimensions, road names, and easement types if these elements are shown on the submitted, printed document.

E. Electronic Submission Standards and Procedures

1. Plats and drawings shall be submitted as a drawing file in DWG or DXF on standard storage media approved by Jasper County. Such media include CD-ROM disks. The use of alternate media requires County approval prior to submission.

2. The submitted media shall be legibly labeled with the drawing or plat name, filename, drawing type (preliminary, final, as-built, 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 the South Carolina Code of Laws. All drawing files shall be oriented to True North in model space.

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 space coordinates.

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

6. Drawing files shall be compatible with the system currently in use at the time of

the electronic submission.

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

8. 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 (circles at property corners) that break line continuity.

9. Submitted drawing files shall contain only complete parcel polygon features in the PARCEL1 layer (Appendix F). Incomplete parcel boundaries, provided for reference, may be included in an open layer, not shown in Appendix F.

10. A metadata text file with the same name as the drawing file (<drawing_file_name.txt) is required with each electronic submission. This text file will provide technical parameters and contact information for the survey as specified in Appendix F.

F. Penalty for Non Conformance

Jasper County will not record plats for surveys that do not meet the Surveying requirements contained herein. Failure to comply with the Electronic Submission requirements will result in a recording fee in accordance with the current Fee Schedule. A completed metadata sheet, as specified in Appendix F, must accompany non-electronic plat submissions.

4.14 Filing of Subdivision Plats

A. All site plans shall be filed with the Jasper County Registrar of Deeds within thirty (30) days of Final Approval. Section 49-460 of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina contains the list that the Registrar's Office requires for filing plats. The applicant/owner shall contact the Registrar for proper filing procedures.

B. Submittal Requirements

1. All sheets shall be drawn at a suitable scale on either 11" x 17" or 24" x 36" paper.

2. Two (2) originals shall be submitted for each sheet on good, white paper stock. Vellum is not permitted.

3. All plats shall contain both the existing (parent) parcel number (PIN, TMS, TMP, etc.) and proposed numbers for each lot or parcel.

ARTICLE 5 FINANCIAL SECURITY REQUIREMENTS

5.1 Financial Security

A. Financial security is required for all development projects. The developer through his engineer of record shall submit to the DSR or his/her authorized representative for review cost estimates for the proposed site improvements. These estimates shall cover the full cost of all approved site improvements and infrastructure within the right-of-ways, easements, open space and/or any other common areas of all residential, commercial and industrial subdivisions. The financial security amount shall be determined in accordance with Article 1:8 of these Land Development Regulations.

B. For purposes of these Regulations, and this Article "Financial Security" shall refer to a County approved instrument and arrangement undertaken by and at the expense of the developer, established to provide a financial guarantee in favor of the County. In the event of default or failure by the developer, the Financial Security shall be applied so as to provide funds for the completion of all required infrastructure and common area improvements.

C. A developer may choose either of the following two methods as outlined in below to execute said Financial Security:

1. A developer submitting a subdivision plat for final approval (whether an individual, partnership, or corporation) may execute his own Financial Security if it is accompanied by an irrevocable letter of credit from an FDIC accredited bank or institution, cash, or a certified check deposited in a County escrow account properly securing the amount of the Financial Security.

2. All subdivisions will be developed in accordance with the rules and regulations enacted by Jasper County Council. In order to proceed with the development and to assure that minimum County specifications will be met, a developer may request the DSR to accept an Assignment to Secure Completion of Infrastructure Improvements. This assignment shall be certified by the lending institution and 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 Jasper County Land Development Regulations are complete and accepted by the DSR.

D. All initial financial security requests set forth in subsection A and B above shall be accompanied by a fee in accordance with the Fee Schedule. For the purpose of this subsection, appropriate lending instruments shall be limited to a FDIC accredited bank or institution. Letters of Credit must be issued by a Financial Institution with a full service branch located within the State of South Carolina, at which the Letter of Credit may be presented for payment. The Letters themselves may be processed from the bank's main office located in another city or state. All instruments and agreements used under this Article are subject to the approval by the DSR or his/her authorized representative.

5.2 Financial Security Period

All Financial Security instruments shall be posted with the DSR or his/her authorized representative for and on behalf of the County of Jasper. The Financial Security will be in effect within a period specified by the DSR or Planning Commission and expressed in the financial security instrument or instruments until final acceptance of the project by the DSR.

5.3 Financial Security Reductions

A. Developers may apply in writing to the DSR for a reduction in the amount of the Financial Security posted pursuant to Section 5.1 based on completed infrastructure improvements. In order to qualify for Credit for Completed Work, a minimum of 50% of any one of the following items must be installed in accordance with the approved plans: storm drainage; base; asphalt; curb and gutter; or sidewalk.

B. Jasper County permits only one (1) reduction in the amount of the Financial Security posted pursuant to the Section. Upon the DSR's receipt of a written request for reduction by the developer, a site visit will be scheduled by the DSR or his/her authorized representative in order to verify completed work certified by the developer or the developer's engineer of record. The request shall be accompanied by the proposed reduction calculations along with as-built plans for the installed improvements as prepared by the developer's engineer-of-record. Developers should be advised that they must ensure relevant work is complete and in accordance with the approved construction plans prior to making the recalculation request.

C. In no case may the result of the reduction allow the total Financial Security to go below thirty (30) percent of the original posted amount.

5.4 Constructing Required Improvements

After the Planning Commission has approved a Preliminary Subdivision Plat and accepted financial security 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 construction plans will be submitted for review to the DSR bearing a certificate by a registered engineer that the plans comply with this Ordinance.

B. During construction, inspections will be conducted in accordance with Article 11.

C. After completing each phase of road and drainage improvements, the developer shall notify the DSR that the improvements are ready for inspection. Upon such notification, the DSR 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 Land

Development Regulations. Certifications are to be made by a registered professional engineer licensed in South Carolina.

D. After completing all public water and sewer improvements, the developer shall notify the DSR in writing. A final acceptance letter must be submitted by the appropriate water and/or sewer authority along with approval by the Environmental Quality Control Office of the South Carolina Department of Health and Environmental Control (SCDHEC). The Environmental Quality Control officers of SCDHEC shall issue a permit to operate for water and sewer before systems are placed into service.

5.5 Notification to the County

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

5.6 Release of Financial Security

Following proper notification to the County pursuant to Section 5.5, the Planning Commission shall then either release the Financial Security instrument, or in the event that the Financial Security instrument is not released, proceed to enforce collection on the Financial Security instrument and call for completion of the required improvements within a specified period of time, or if requested by the developer, the Planning Commission may, extend the Financial Security for a maximum of one (1) year. Prior to granting an extension, the DSR, shall review actual cost estimates and work to be completed to ensure that the extended security is adequate to cover the remaining work. All financial security extension requests shall be accompanied by a fee in accordance with the approved Fee Schedule.

5.7 Financial Security Administration

The developer is responsible for maintaining adequate financial securities and is required to update the DSR on any status changes.

5.8 Dedications

The County 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, stormwater utilities or other facilities or utilities in any street within the unincorporated area of Jasper County unless such street has been accepted, opened, or has received the legal status of a public street through official action of County Council specifically accepting the offer of dedication to the County as a public street, which action may be taken by official written resolution setting forth any conditions of acceptance, such as completion of the infrastructure or providing financial security for the completion of the infrastructure; provided however, that nothing herein shall create an obligation to accept such offer of dedication by the County, and the depiction of any street road or other right of way on a plat shall not be deemed to be an offer of dedication in

and of itself, nor approval of the plat for recording or sale of lots be deemed an acceptance of such by the County.

The restrictive covenants providing for perpetual maintenance of the street and roads as required by Sections 3.10 and 4.8 of Appendix B of the Code of Ordinances of Jasper County have been executed properly by all required parties and are to be filed contemporaneously with the plat, and any financial requirements imposed to provide security for such have been satisfied; no subdivision shall be granted final (record) approval until the DSR has received a statement duly acknowledged before some officer authorized to take acknowledgment of deeds and signed by each owner of the property to the effect that:

1. The subdivision plan shown on the preliminary plan 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.

ARTICLE 6 WATER SUPPLY/SEWAGE DISPOSAL REQUIREMENTS

6.1 Required Improvements

Except as provided in Article 5, Financial Security Requirements, 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 Planning Commission.

6.2 Water Supply and Sewage Disposal Systems

A. The developer shall be required to install water supply, including fire protection, in accordance with the standards, procedures, and policies of the governing authority appropriate water service provider and applicable fire code provisions, unless documented by the water service provider that the existing line size will not permit. The extension/upgrading of water lines, as well as the location and spacing of fire hydrants to be installed within a new subdivision will be determined by the water service provider and/or fire district.

B. The developer shall be required to provide public sewage disposal systems in accordance with the standards, procedures, and policies of the appropriate sewer district, unless documented by the Sewer Treatment Authority providing waste treatment, that sewer service and/or sewer treatment is not available.

C. The applicant shall provide the DSR with approved means of water supply and sewage disposal systems by the appropriate agencies prior to preliminary subdivision approval.

6.3 Public Water and Sewer Systems

A. 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.

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

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

6.4 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. 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 DSR. Should community (private) water systems prove unfeasible; a statement of approval for individual wells shall be obtained from the SCDHEC.

B. **Sewer** - Prior to construction, all community (private) sewer systems shall obtain a "Construction Permit" from the Environmental Quality Control Office of the SCDHEC. 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 DSR.

   Prior to abandonment all community (private) sewer systems shall be closed in accordance with all State (SCDHEC) and County Regulations.

6.5 Water or Sewer Systems Not Connected to Service Systems

If a water and/or sewer system is not connected to a municipal or district system and serves an area inside Jasper County, the responsibility for the operation and maintenance of the total facility must be approved by the Environmental Quality Control office of the SCDHEC and the appropriate agency. This instrument must be recorded in the office of the Jasper County Register of Deeds as required by the SCDHEC. 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 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 7 ROAD CLASSIFICATION AND DESIGN STANDARDS

7.1 Roadway Classifications

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

For the purpose of this Ordinance, all streets within the Land Development Regulations area shall be classified based upon the projected traffic volume on the street. These classifications and the required Design Standards for each are included in the table below and further detailed in following descriptions.

Classification	Pavement Width (feet)	Maximum Design Speed	Vehicles Per Day	Minimum Pavement Section	Minimum Right of Way
Arterial					120
Minor Arterial					120
Major Collector			> 4,000		100
Minor Collector	26	40 mph	1,250 – 4,000	1.5” Top 2.5” Base 6” Stone Sub base	80
Residential Sub-collector	24	35 mph	400 – 1,250	1.5” Top 2.5” Base 6” Stone Sub base	50
Residential Local	24	25 mph	< 400	1.5” Top 2.5” Base 6” Stone Sub Base	50
Nonresidential zoned Commercial or Industrial	28	40 mph	N/A	2” Top 4” Base 6” Stone Sub Base	80
Private Responsibility of Landowner, Developer or HOA	24	AS DESIGNED	N/A	2” Top 6” Stone Sub Base	50

Note: For Roads that are Private Responsibility of Landowner, Developer, or HOA, the minimum pavement section may be 8” stone where the development or subdivision is predicted to have less

than 50 trips per day in accordance with the International Traffic Engineers (I.T.E.) manual.

Note: In cases where access will serve subdivisions of not more than four lots, unless greater dimensions and standards are otherwise required by the adopted International Fire Code applicable in Jasper County, or lesser standard is allowable and approved by the Fire Marshal, the access may be provided by a shared driveway/street having a minimum 50 foot wide ingress/egress easement with a minimum travelway of 20 feet, with such travelway having at least a 6" stone base, and adequate storm drainage provided within the ingress/egress easement. The driveway/street shall be no longer than 500 feet in length. The developers must require and receive a hold harmless agreement and indemnification agreement signed by each landowner. These agreements shall be presented to and approved by the county attorney, or his designee, prior to final platting and shall operate to relieve the county of any liability or responsibility arising from the construction and use of the private street and/or drainage facility. This release shall be in favor of the county from any harm which may result from the use of the private street by adjoining landowners, visitors, or any user of the road, including the public at large. Each signed agreement will be recorded with the plat and reference shall be made as to the character of the road on the plat.

7.2 Roadway Design Standards

Street and road design shall comply with the following design standards as reviewed and approved by the DSR or his/her authorized representative, local Fire District and Emergency Personnel based on the most recently adopted edition of the International Fire Code by the S.C. Building Codes Council, and those appendices that have been adopted by Jasper County Council. To ascertain standards applying to any specific classification, refer to the design standards chart. In all instances where reference is made to a section of the South Carolina Department of Transportation (SCDOT) specifications for highway construction (SCDOT specifications), it is the most recent edition.

A. **Right-Of-Way and Roadway Cross Section** - 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.

   Pavement width shall be sufficient to serve the projected traffic on and use of the street, but in no instance shall the pavement width be less than that required in the Design Standards Chart.

B. **Grades** - The minimum vertical tangent grade on any proposed curbed street shall not be less than one-half (0.5) percent and the maximum grade shall not exceed five (5) percent.

   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 four (4) percent for a distance of 100 feet from the gutter line elevation of the existing street to which the proposed connection is being.

C. **K Factors/Vertical Curves** - All vertical curve design shall be in accordance with the most current AASHTO Policy of Geometric Design and SCDOT standards.

D. **Horizontal Curves** - Where a deflection angle 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 in all areas shall be designed in accordance with the most current AASHTO Policy of Geometric Design and SCDOT standards.

At subdivision entrances there should be a minimum of 50' tangent prior to the start of any horizontal curve.

E. **Signs** - All signs and speed limit designations shall be in accordance with the most current Manual of Uniform Traffic Control Devices (MUTCD).

F. **Reverse Curves** - Reverse curves in the street rights-of-way shall be connected by tangents of not less than 100 feet for all roadway classifications with the exception on non-residential which shall be a minimum of 150 feet.

G. **Intersecting Streets -** Minor Collector, Residential Sub collector, Residential Local and Nonresidential streets shall be laid out so as to intersect other streets at right angles whenever possible. No street shall intersect any other street at an angle less than 75 degrees.

H. **Street Offsets** - Where there is an offset in the alignment of a street across an intersection, the minimum 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

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

An easement acts as a reciprocal agreement between the subdivision property owners. Each property owner is responsible for maintaining such easement on the property. Drainage and utility easements are intended to be reciprocal easements among the subdivision property owners and not a dedication to the County.

J. **Cul-de-sac Streets** - Cul-de-sac streets are defined as those streets designed to be terminated. Cul-de-sacs shall have a minimum length of 125 feet and a maximum length of 1,200 feet.

A cul-de-sac shall be terminated by a circular right-of-way and a circular paved surface for turning. Minimum cul-de-sac radii shall be fifty (50) feet for the paved surface. Minimum right-of-way around cul-de-sacs shall be ten (10) feet.

In phased subdivisions, temporary cul-de-sacs shall be required. Wherever practical, the design engineer shall design the temporary cul-de-sac beyond the limits of the lots. Developers and their engineers may want to coordinate utility location along these areas at the mandatory pre-construction meeting.

7.3 Private Roads

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.

All liability, maintenance, and upkeep of the travel surface, and all incidental structures shall be the responsibility of the landowners, developer or Homeowners (property owners) 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. The Final Subdivision Plat on which a private road is established must contain the following statement:

Property owner rights and responsibilities regarding roads and other common areas shall be specified within the home owner's association documentation.

See Section 3.10 regarding guaranties, and Section 4.8 regarding filing restrictive covenants and by-laws of property owner associations.

ARTICLE 8 GENERAL SUBDIVISION DESIGN STANDARDS

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

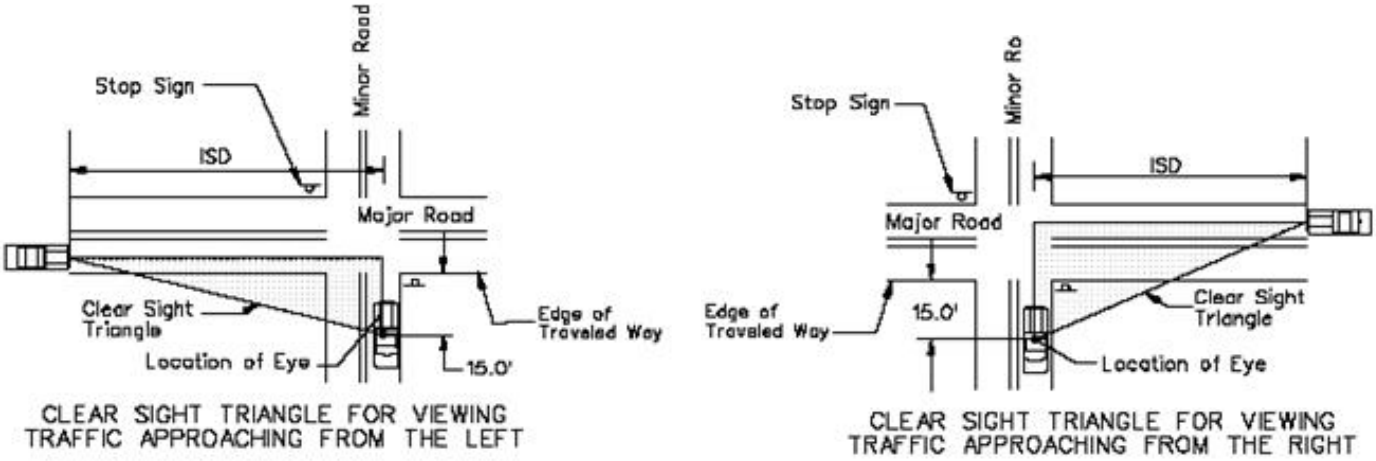
8.1 Sight Triangles

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 is prohibited. The County has the right to remove any object, material or otherwise, that obstructs the clear sight at any intersection.

8.2 Clear Sight Distance

A minimum corner 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, turn 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 3.5 feet above the roadway along the centerline from point A to point B. The sight distance in feet is determined using the chart on the next page (taken from the SCDOT Highway Design Manual):

INTERSECTION SIGHT DISTANCES
(For Vehicles Approaching from the Left and
For Vehicles Approaching from the Right on a Two-Lane Highway or Street Only)



Adopted November 13, 2007
Revised January 18, 2011
Revised October 3, 2011, Revised April 26, 2018

Design Speed (V_{major}) (mph)	ISD (ft)		
	Passenger Cars	Single-Unit Trucks	Tractor/Semitrailers
15	170	210	255
20	225	280	340
25	280	350	425
30	335	420	510
35	390	490	595
40	445	560	680
45	500	630	765
50	555	700	850
55	610	770	930
60	665	840	1015
65	720	910	1100
70	775	980	1185
75	830	1050	1270
80	885	1115	1350

Note: These ISD values assume a minor road approach grade less than or equal to 3 percent. For grades greater than 3 percent, increase the ISD value by 10 percent.

8.3 County Roads w/Prescriptive Right-of-Way

Any subdivision accessing a County road and/or having lots adjacent to County roads shall be provided with a forty (40) foot half width right-of-way from the centerline of the County roadway for future projects, regardless of existing right-of-way.

8.4 Drainage and Utility Easements

The width, length, and location of all easements for drainage and utilities shall be as indicated in this Ordinance and be as established by the appropriate agency involved. In no instance shall any easements be less than ten (10) feet wide unless specifically allowed by the DSR and/or Planning Commission. All easements shall be shown on the Final Plat with corresponding descriptions and total lot areas.

8.5 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 and the total right-of-width provided shall be as required in the Design Standards Chart in Article 7 based on the proposed road classification.

8.6 Traffic Calming Requirements

Every effort shall be made to produce a design which will encourage appropriate residential

speeds. On roads on which there is a combination of expected high traffic volume, length, straight alignment, and/or a design hardship, traffic calming devices may be required. Acceptable traffic calming devices include but are not limited to raised crosswalks, neckdowns, chicanes, traffic circles, raised intersections, and median islands. All traffic calming devices shall be designed in accordance with standard engineering guidelines as established by the Institute of Transportation Engineers (ITE) and SCDOT.

8.7 Island Standards

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. The County strongly encourages the use of multiple entrances and interconnectivity between land development tracts, when available, in order to promote sound traffic patterns and reduce congestion in the area.

b Minimum pavement width for single lane entrances and exits shall be 16 feet.

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

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

e. No taper shall be allowed across the width of intersecting roadways. Road widths across intersections must be equal.

f. No driveway curb cuts shall be allowed within the tapered section and in no instance within twenty five (25) feet of the end (rear) of the entrance island. All driveway curb cuts shall be designed in accordance with AASHTO and SCDOT standards.

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

h. The width of the road at SCDOT right-of-way shall be determined by Table 3-8 of the SCDOT Access and Roadside Management Standards. From that point the street may taper at a minimum of 8:1 to the beginning of the island if island width necessitates. A double yellow centerline shall be provided when the island is more than 5 feet from the right-of-way.

2. Cul-de-sac Islands

a. Pavement widths shall be in accordance with the most current AASHTO and

SCDOT 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. The cul-de-sac bulb shall be designed in accordance with Section 7:2J.

c. Except in the case of offset cul-de-sac pavements, all cul-de-sac islands shall be directly centered in the right-of-way.

B. Island Design Requirements

1. Entrance Islands

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

b. The island shall be under drained in accordance with Article 10, subsurface drainage.

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. The maximum length shall be 50 feet measured from the outside face of the curb.

C. Plant Materials and Structures within Islands in Roadways to be Dedicated for County Maintenance

1. A detailed landscape plan for all roadway island(s) shall be submitted as follows:

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.

b. 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 traffic control islands, cul-de-sacs and eyebrows.

d. Signs within entrance islands may be allowed upon review by the DSR or his/her authorized representative. Entrance island signs shall be placed at least three (3) feet from the edge of curbs paralleling the travel lanes. No structures shall be permitted in the last five (5) feet of the entrance island.

e. No structures, such as retaining walls, raised planter beds or water features and/or fountains, are allowed in any island or within right-of-way of a public road. Structures such as lighting and flagpoles may be allowed if placed in accordance with the requirements published above.

f. Trees within islands or the public road right-of-way will be allowed only upon approval of the DSR or his/her authorized representative.

g. Any nonconforming structure or plant within any island may be removed at the discretion of the DSR or his/her authorized representative.

h. A detailed landscape plan for all roadway island(s) shall be submitted to the DSR for review.

i. At no time may the plant material or structure(s) restrict the entrance of emergency vehicles into or along the roadway. If any plant material or structures(s) restricts the passage of emergency vehicles into or along the roadway, it will be removed by the developer or Home Owners Association within thirty (30) days of receipt of notification from the DSR.

j. The maintenance of plant material and structures within islands in private roads is the responsibility of the homeowners' association or covered by the restrictive covenants.

D. 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 (property owners) 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).

E. Maintenance

Maintenance shall continue as long as the island(s) exist. If the maintenance is not continued, and the plant material or structures such as lighting or flagpoles becomes a hazard to the passage of traffic or roadway maintenance, the County reserves the right to remove any plant material, at the discretion of the DSR or his/her authorized representative.

F. Channelization Island

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

8.8 Street Names and Street Markers - Repealed January 18th, 2011

8.9 Sidewalks

The DSR shall determine the need for providing sidewalks in all residential subdivisions or commercial areas. If the DSR has recommended that a sidewalk is necessary for the safety of the residents within any subdivision and the Planning Commission has approved, the subdivision developer shall construct a sidewalk on at least one side of all residential streets within the proposed development. In general, sidewalks will be required within one (1) mile of a school.

In making a determination, the DSR shall consider the following:

A. Whether the residential subdivision is to contain amenity areas (pools, tennis courts, playground areas).

B. Whether the residential subdivision is to be located within one-half (1/2) of a mile of a shopping/office area, library, public/county park, or other facility to which people might reasonably be expected to walk.

C. Whether the residential subdivision is to provide access to roads where sidewalks or bicycle paths exist or are planned.

D. Whether the residential subdivision will connect with another subdivision which already has, or plans to have, sidewalks.

E. Whether the residential subdivision is to be part of a Planned Development District.

F. Whether the residential subdivision is a mixed use subdivision (e.g. single-family and multifamily).

All sidewalks shall be constructed within the road right-of-way as follows:

A. Minimum width of five (5) feet.

B. A two (2) foot minimum grass strip shall be provided between the sidewalk and edge of pavement and/or concrete curb.

C. Concrete curb ramps shall be provided at street intersections in accordance with the latest SCDOT and ADA standards.

D. Mailboxes shall be placed within grass strips in accordance with US Postal Service Guidelines.

E. Construction materials and placement techniques shall be in accordance with this Ordinance and the latest SCDOT standards.

8.10 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 ten (10) feet in width.

C. Walkways or accesses to community facilities shall be shown on the Final Subdivision Plat; accordingly, such must be delineated both with signage and with on-site physical means such as concrete, gravel, asphalt, planted screenings or other appropriate delineators.

8.11 Lots

A. All subdivision lots shall have a minimum of fifty (50) feet of access to and frontage on a public street or on a private road constructed to the appropriate road standards.

B. Newly created through lots**,** having frontage on newly created subdivision roads as well as having frontage on existing County or State maintained roads, must be provided access from the newly created road(s) only. Through access between newly created roads and existing roads is not permitted across newly created lots.

C. All lots located shall conform to the zoning requirements in their respective districts. The size, shape and orientation of every lot shall be subject to approval of the DSR and/or Planning Commission with consideration of the type of development and use contemplated.

D. Flag lots are prohibited.

E. Each lot shall contain only one (1) principle structure except as permitted in Zoning Ordinance 6:2.23.

F. Each lot shall contain only one (1) principle use, unless it is designated as a commercial center or PDD.

G. Any subdivision submission must comply with Article 10 and the Stormwater Management Design Manual.

8.12 Subdivision Screening

In subdivisions approved after the effective date of this Ordinance, a landscape screen at least six (6) feet in height will be provided along all existing road frontages adjoining the subdivision, unless it interferes with traffic safety. The landscaping may be comprised of evergreens at least six (6) feet in height, planted five (5) feet on center. The required height of the landscape material may be reduced if it is placed on a landscaped earthen berm resulting in a combination of berm and plant material at least six (6) feet in height. This landscape screen may also be a combination of fence, berms, landscaping, or other similar materials. The purpose of the berm is to obscure the structures in the subdivision from view from the adjoining roadways.

8:13 Driveways and Road Access Management

Minimum separations between driveways and road accesses along county or state owned or maintained roads must be in conformity with the requirements of Section 3.10 of Appendix B of the Code of Ordinances of Jasper County, and must meet the minimum separations as set forth in the Table and Notes below:

Type of Road	Minimum Separation Between Curb Cuts for Roads and Driveways
Arterial	1,500 Feet
Minor Arterial	1,000 Feet
Major Collector	800 Feet
Minor Collector	400 Feet
Residential Sub-collector and Local Roads	200 Feet

Note 1. Street, driveway, or other access separation along county, state and federal highways shall be in accordance with the SCDOT, *Access and Roadside Management Standard*s, unless greater separations requirements are set forth in this Table.

Note 2. To the maximum extent practical, lots fronting an arterial or major collector shall take access from an internal street, parallel frontage road, or rear alley. This avoids multiple lots with individual access along the existing public road frontage.

Note 3. If the topography of the site prevents access to lots using an internal street, parallel frontage road, or rear alley, shared access drives may be utilized in order to meet the above separation standards.

Note 4. Where existing conditions warrant, individual driveways and nonresidential curb cut spacing described in the Table above or the SCDOT *Access and Roadside Management Standards* may be varied by the Jasper County Planning Director upon the advice of the County's Traffic Engineer to provide essential site access where supported by an approved traffic impact analysis.

Note 5. Private lot driveways within subdivisions/Corner Lots

A. Each proposed lot for residential use shall be so designed as to allow the development of a private driveway serving said lot. Such driveway shall be so located, designed and constructed as to provide a relatively level stopping space no less than 20 feet outside the street right-of-way.

B. Vision clearance. Adequate vision clearance at the intersection of driveways with road right-of-way lines shall be provided. Vegetation, walls, street furniture, or other structures shall be prohibited between a height of two and one-half feet and ten feet for a distance of five feet removed from the right-of-way.

C. Corner lots. Driveways of corner lots within subdivisions shall be located at least 30 feet from the point of intersection of local road right-of-way lines, and the greater of the requirements of the South Carolina Department of Highways standards on State Roads, or 60 feet from the point of intersection of a collector road right-of-way line, and 120 feet from the point of intersection in the case of an arterial or collector road right-of-way line.

Note 6. Specific to Non-Residential Developments, the following additional design standards are to be followed:

A. Access way linkages between adjacent, nonresidential development along the same public thoroughfare shall be provided, to the maximum extent practicable, for movement from one development to another without requiring a return to the public thoroughfare.

B. Access ways, including those through parking lots designated for such movement shall be paved.

C. Required Access linkages may include a driveway stub-out section when it is adjacent to vacant land, if that vacant land is located in a District allowing non-residential use and has not been developed as a residential lot or subdivision, or where it is determined the adjacent property will be developed as a nonresidential use (this requirement shall not apply where a frontage road system is planned or is in place.)

D. See also Subsection 3.9(3) *Drives, Parking and Circulation.*

ARTICLE 9 CONSTRUCTION STANDARDS

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

9.1 Clearing and Grubbing

All work shall be required to conform to requirements and standards as set forth in the "Clearing and Grubbing" section of the most recent edition of SCDOT Specifications.

9.2 Subgrade

Subgrade shall be constructed as specified in the "Subgrade" section of the SCDOT Specifications, or sound, undisturbed residual soils. In fill areas, all subgrade soils shall be compacted in accordance with the "Construction Requirements" section of the SCDOT Specifications.

9.3 Base Courses

A. **Granular Base Courses -** The granular base course shall be one of the following types, compacted and tested in accordance with the "Compaction and Testing Requirements" Section of this Ordinance. The minimum compacted thickness requirements are given in the Design Standards Chart in Article 7.

1. Soil-Aggregate Base Course as specified in SCDOT Specifications.

2. Macadam Base Course as specified in SCDOT Specifications.

3. Stabilized Aggregate Base Course as specified in SCDOT Specifications.

4. Cement Stabilized Base Course as specified in SCDOT Specifications.

B. **Asphaltic Base Courses -** An asphaltic base may be used in place of or in conjunction with granular bases. The asphalt base is to be one of the following types, constructed in accordance with the requirements set forth in the appropriate sections of the most current edition of the SCDOT Specifications. The minimum compacted thickness requirements are given in the Design Standards Chart in Article 7.

1. Hot Laid Asphalt Aggregate Base Course as specified in SCDOT Specifications.

2. Hot Laid Asphalt Concrete Binder Course as specified in SCDOT Specifications.

9.4 Surface Course

The surface course is to be one of the following types while adhering to general specifications set forth in the SCDOT Specifications for bituminous pavement and for rigid pavement.

A. **Hot Laid Asphaltic Concrete Surface Course, Type 3 or latest equivalent approved by the SCDOT** - Types 1, 2, and 4 or latest equivalent approved by the SCDOT may be used with the prior authorization of the DSR or his/her authorized representative. The required compacted thickness requirements are given in the Design Standards Chart Article 7.

B. **Portland Cement Concrete** - As specified in the SCDOT Specifications, with a minimum thickness of six (6) inches for residential streets and eight (8) inches for commercial/ industrial streets. Welded wire reinforcing fabric must be used in all instances.

9.5 Site Specific Paving Designs

At the discretion of the DSR, the applicant may provide the County with a pavement design report from a geotechnical engineer recommending the pavement thickness(es) for each road in the subdivision based on appropriate CBR values and anticipated traffic volumes. This report should include enough samples to provide a true representation of the soil type variations throughout the subdivision, with special attention to the appropriate pavement design in areas of fill.

9.6 Restrictions on Asphalt Paving Work

A. No surface asphalt paving shall be installed on a wet surface, when the temperature is below 40 degrees Fahrenheit in the shade, or when the weather conditions are otherwise unfavorable. Temperatures must be 35 degrees Fahrenheit and rising for binder placement.

B. The asphalt shall be delivered and placed in accordance with the SCDOT Specifications.

C. The asphalt shall be delivered to the spreader at a temperature between 250 degrees Fahrenheit and 325 degrees Fahrenheit and within 20 degrees Fahrenheit of the temperature set at the plant.

D. Equipment Size Requirements:

1. Steel Wheel Roller - 5 to 8 ton

2. Back Roller - 5 to 8 ton

3. Rubber Tire Roller - 9-wheel rubber tire

4. Paving Train - self-propelled asphalt pavers w/vibratory screed capability and standard 10-foot screed.

9.7 Roadway Cross Section

All street cross sections shall have a minimum cross slope of two (2) percent. Super elevation is required for curves in accordance with AASHTO Policy on Geometric Design.

9.8 Storm Drainage- Repealed October 3, 2011

9.9 Subsurface Drainage- Repealed October 3, 2011.

9.10 Miscellaneous Drainage Requirements- Repealed October 3, 2011

9.11 Bridges

A. All bridges, tunnels, and underpasses intended for vehicular traffic shall have a minimum length of 20 feet and a clean width of 28 feet. Jasper County reserves the right to request greater widths based on the street classification. All bridge designs shall be subject to the prior approval of the DSR.

B. All bridges, tunnels, and underpasses intended for vehicular traffic 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.

C. Repealed October 3, 2011.

9.12 Construction Standards

A. **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 batched and mixed in accordance with the provisions in the "Portland Cement Concrete for Structures" Section of the SCDOT specifications.

2. Curbs and gutters shall be constructed in uniform sections of ten (10) feet in length except where shorter sections are necessary for closure, but none less than four (4) feet in length.

3. 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, trowled, broomed, corners edged and finished to the typical cross-section used, i.e. crown sections and/or super elevation.

4. Rolled Curb or Stand Up Curb and Gutter - Curb must provide a six (6) inch face against the pavement and the cross sectional shape is approved by the DSR. When slip forms are used, the aggregate size, amount of cement, and proportions of all materials for the concrete may vary from previous requirements as necessary to provide a workable and satisfactory mix. Expansion and contraction joints shall be constructed at the same locations as required with formed construction. These joints, spaced at ten (10) foot intervals, shall be made by cutting the concrete by an acceptable method. The manner of construction of all joints shall meet the approval of the DSR or his/her

authorized representative and shall present a workmanlike finish.

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

6. 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 places to match these existing joints.

      iv. Transverse expansion joints shall be placed at intervals of not more than twenty (20) feet in all concrete shapes.

   b. **Contraction Joints** - The concrete slabs in sidewalks between expansion joints shall be divided into blocks ten (10) feet in length by scoring transversely after floating operations are complete. Whenever the sidewalk slabs are more than ten (10) feet in width, they shall be scored longitudinally in the center. All scoring shall extend for a depth of one (1) inch and shall not be less than one-quarter (1/4) inch nor more than one-half (1/2) inch in width. All scoring shall be edged and finished smooth and true to line.

B. The following requirements and procedures shall apply for all base failure, binder, and full-depth repairs:

   1. For full-depth repairs of finished pavement:

      a. Saw cut pavement twelve (12) inches beyond the extent of distresses to provide clean, unbroken edges.

      b. Patches will be cut to have a straight and vertical edge. The sides of the existing asphalt pavement will be clean and thoroughly tacked. The patch will tie into the existing pavement to ensure a smooth transition and ride as well as positive drainage.

   2. For all repairs including binder patching:

      a. For patched areas in excess of six (6) inches deep, backfill with stone is

acceptable.

b. Depths of patches over four (4) inches will be performed in two separate lifts.

c. Thickness of binder course must be at least three (3) inches.

d. In the case of failures in the repaired area, the DSR may require a geotechnical firm to inspect and report recommendations to the developer/contractor in the repaired areas.

ARTICLE 10 STORMWATER MANAGEMENT

10.1 General Provisions

A. Purpose and Intent: The purpose of this Article is to protect, maintain, and enhance the public health, safety, and general welfare by establishing requirements and procedures to control the adverse effects of increased stormwater runoff associated with future development, re-development, and existing developed land. The intent of this Article is to:

1. Ensure a balance between sustainable economic development and environmental protection.

2. Ensure a functional drainage system that reduces local flooding thereby minimizing damage to public and private property.

3. Reduce the effects of development on land and stream channel erosion.

4. Attain and maintain water quality standards.

5. Enhance the local environment associated with the drainage system.

6. Reduce pollutant loading to the maximum extent practical.

7. Maintain pre-development runoff characteristics to the maximum extent practical.

8. Encourage prudent site planning, preservation of natural drainage ways and buffers, on-site stormwater retention and infiltration, effective and efficient stormwater management, and the use of structural and non-structural stormwater best management practices (BMPs).

9. Provide a mechanism for the review, approval, and inspection of the approach to be used for the management and control of stormwater for development or redevelopment.

B. This article specifically authorizes and enables the County at a minimum to:

1. Prohibit illicit discharges to a stormwater system and receiving waters.

2. Define procedures for site plan review, inspection, and enforcement relative to stormwater management.

3. Control the discharge of spills, dumping or disposal of materials other than stormwater to the stormwater system and receiving waters.

4. Address specific categories of non-storm water discharges and similar other incidental non-storm water discharges.

5. Require temporary erosion and sediment controls to protect water quality to the maximum extent practicable during construction activities, in accordance with current state and county regulations.

6. Define procedures for receipt and consideration of information submitted by the public.

7. Address runoff, including but not limited to volume, rate, and quality through site planning and the control and treatment of stormwater with stormwater management facilities and/or BMPs.

8. Develop post-construction stormwater quantity and quality performance standards, through enforcement of minimum design standards.

9. Ensure effective long-term operation and maintenance of stormwater management infrastructure, including BMPs.

10. Carry out all inspection, surveillance, monitoring, and enforcement procedures necessary to determine compliance or noncompliance with this article.

11. Enforce maintenance and/or cause maintenance of any stormwater management facility, either privately or publicly owned.

10.2 Applicability and Exemptions

A. The stormwater management regulations presented within shall be applied to any new development or redevelopment activity that meets one or more of the following criteria:

1. New development that involves the creation of 5,000 square feet or more of impervious cover that otherwise did not exist on site previously or that involves other land disturbing activities of one-half acre or more.

2. Redevelopment that involves the addition of 5,000 square feet or more of impervious cover that otherwise did not exist on site previously or that involves other land disturbing activities of one-half acre or more.

3. New development or redevelopment, regardless of size, that is part of a larger common plan of development, even though multiple, separate and distinct land disturbing activities may take place at different times and on different schedules.

4. Residential Major Subdivision shall design for full site buildout to ensure quantity, quality and volume best management practices are in place.

5. Commercial Major Subdivisions may design for full site buildout to ensure quantity, quality and volume best management practices are in place or on a parcel by parcel basis at the discretion of the Applicant. Regardless, all major commercial subdivision infrastructure shall meet the quantity, quality and volume requirements of this article.

B. The following activities are exempt from Sections 10.4, 10.5, 10.6, and 10.7. Exempt activities remain subject to the remaining articles herein and to Section 3 of the Jasper County Stormwater Management Design Manual.

1. New development that involves the creation of less than 5,000 square feet of impervious cover and less than 10% total site impervious area or that involves less than one-half acre of total land disturbing activities.

2. Redevelopment that involves the addition of less than 5,000 square feet of impervious cover and less than 10% total site impervious area or that involves less than one half acre of total land disturbing activities.

3. New development or redevelopment activities on individual residential lots that are not part of a larger common plan of development and do not meet any of the applicability criteria listed above.

4. New development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed.

5. Additions or modifications to existing single-family homes that do not meet any of the applicability criteria listed above. However, soil erosion best management practices shall be used.

6. Land disturbing activities that are undertaken exclusively for agricultural purposes within areas zoned for agricultural land use. Not exempt is the construction of an agricultural structure that creates 5,000 square feet or more of impervious cover or that involves other land disturbing activities of one-half acre or more shall be subject to this article.

7. Land disturbing actives that are undertaken exclusively for silviculture purposes within areas approved for silviculture land use. Federal and State silviculture best management practice must be followed.

8. Maintenance and repairs of stormwater management practices deemed necessary by the DSR.

10.3 Stormwater Design Manual

To assist in the design and evaluation of stormwater management facilities, the Jasper County Stormwater Management Design Manual has been adopted for use in Jasper County. Design procedures and criteria are presented for conducting hydrologic and hydraulic evaluations and evaluation of best management practices (BMPs). Although the intention of the manual is to establish uniform design practices, it neither replaces the need for engineering judgment nor precludes the use of information not presented. Other accepted engineering procedures may be used to conduct hydrologic and hydraulic studies and evaluation of BMPs if approved by the

DSR. The DSR shall use the Jasper County Stormwater Management Design Manual as the basis for decisions delegated to him/her in this Article. The Jasper County Stormwater Management Design Manual may be reviewed by the DSR and recommended changes may be adopted by County Council after recommendation by the DSR and the Planning Commission.

10.4 Stormwater Management Plans

A. A Stormwater Management Plan shall be submitted through the County's land development application submittal process as further defined in the Jasper County Land Development Regulations. A Stormwater Management Plan shall be deemed complete only when submittal contains all elements of a complete submittal pursuant the Jasper County Stormwater Management Design Manual. The Stormwater Management Plan is required as a minimum requirement for development application submittal as noted in LDR Article 2.4, when applicable. Stormwater Management Plans shall be reviewed as a component of the land development application review process by the DSR.

B. A Stormwater Management Plan review and approval shall be required for the design, installation, and construction of stormwater management and control practices, including structural BMPs and elements of site design for stormwater management other than structural BMPs. Application contents and form may be set forth in the stormwater Design Manual. The DSR shall establish requirements for the content and form of all applications and may amend and update those requirements from time to time.

C. As part of Jasper County submittal requirements, the stormwater management plan shall detail how the development will control and manage the stormwater runoff to meet the requirements of this article.

10.5 Inspection and Maintenance Agreement and Plan

A. Prior to the issuance of a permit for any new development or redevelopment activity, unless the stormwater management system is dedicated to and accepted by a local division of government, the applicant and owner of the development site, if different, must execute an inspection and maintenance agreement and plan that shall be in form recordable with the Jasper County Register of Deeds and binding on all subsequent owners of the site and upon approval by Jasper County be recorded in the office of the Jasper County Register of Deeds. Modifications to the inspection and maintenance agreement and plan must be in writing and are only effective after written approval by DSR via a legally binding document which shall be recorded in the office of the Jasper County Register of Deeds.

B. The inspection and maintenance agreement and plan shall include the following provisions:

    1. A legal description of the property.

2. Responsible Party and successors in interest will be responsible for all maintenance and appropriate function of all permanent green infrastructure practices and stormwater management practices implemented on the subject property.

3. Responsible Party and successors in interest must agree to allow Jasper County access of the project site at reasonable times, in a reasonable manner, for the purposes of inspections of all green infrastructure, stormwater management practices and stormwater systems.

4. Responsible Party and successors in interest must agree to allow Jasper County access to the project site when the jurisdiction has reason to believe there is a violation of an approved stormwater Management System Inspection, Maintenance Agreement and/or Plan has occurred within the project site.

5. Responsible Party and successors in interest must agree to allow Jasper County access to the project site when necessary for abatement of a public nuisance, correction of a violation of Jasper County ordinances or an approved stormwater management system inspection, maintenance agreement and/or plan.

6. Responsible Party and successors in interest must agree to correct and repair deficiencies of the permanent green infrastructure practices and stormwater management practices implemented on the subject property found to be in violation by Jasper County within the specified time of written notification from Jasper County.

7. Responsible Party and successors in interest must acknowledge the Jasper County Stormwater Management Article and all provisions thereof by incorporation into the agreement by reference and must acknowledge that the terms and conditions thereof are enforceable to the fullest extent allowed by law.

8. Responsible Party and successors in interest must acknowledge Jasper County has the legal right to enforce the provisions for ongoing inspections and maintenance.

9. The Agreement must include a maintenance schedule stating when and how often routine inspection and maintenance will occur to ensure proper function of the stormwater management system.

10. The Agreement must include plans for annual inspections to ensure proper performance of the stormwater management system between scheduled maintenance activities.

11. The Agreement must include plans for record keeping or acknowledgment of recording keeping requirement by all future owners.

The inspection and maintenance agreement and plan shall be approved by the DSR prior to approval of the stormwater management plan and recorded upon approval. In addition to enforcing the terms of the inspection and maintenance agreement and plan, the DSR

may also enforce all of the provisions for ongoing inspection and maintenance contained in this Ordinance. A copy of the recorded inspection and maintenance agreement shall be given to the DSR within 14 days following its recordation and prior to certificate of project closeout.

C. If the responsible party named in the recorded inspection and maintenance agreement and plan is a homeowner's association or other owner's association, such as a unit owner's association, the inspection or maintenance agreement must also provide:

1. That stormwater management practices are part of the common elements of the development site and shall be subject to the requirements of the stormwater management system inspection and maintenance agreement and plan.

2. That membership in the association shall be mandatory and automatic for all homeowners or unit owners of the development site and their successors.

3. That the association shall have lien authority to ensure the collection of dues from all members.

4. That the requirements of the inspection and maintenance agreement and plan shall receive the highest priority for expenditures by the association except for any other expenditures that are required by law to have higher priority.

5. That a separate fund shall be maintained by the association for the routing maintenance, reconstruction and repair of stormwater management practices, and kept in an account insured by the Federal Deposit Insurance Corporation (FDIC) or by another entity acceptable to the DSR.

6. That the routine maintenance, reconstruction and repair fund shall contain at all times the dollar amount reasonably determined from time to time by the DSR to be adequate to pay for the probably reconstruction and repair cost (but not routine maintenance cost) of the stormwater management system for a three-year period.

7. That, to the extent permitted by law, the association shall not enter into voluntary dissolution unless responsibility for the stormwater management practices is transferred to an appropriate successor.

D. In the case of a subdivision, the inspection and maintenance agreement must be approved by the DSR prior to recordation, it shall be referenced on the final plat and in covenants and it shall be recorded with the county Register of Deeds upon final plat approval.

E. In case of single lot development where no subdivision plat is recorded for the site, then the operations and maintenance agreement shall be recorded with the county Register of Deeds to appear in the chain of title of all subsequent purchasers under generally accepted searching principles.

10.6 Standards

A. General Requirements

1. Use site planning, design, construction, and maintenance strategies to maintain, to the maximum extent practicable, the pre-development hydrology of the property with regard to the temperature, rate, volume, and duration of flow.

2. All development shall disconnect impervious surfaces with vegetative surfaces to the maximum extent practicable.

3. Storm water runoff shall be controlled in a manner that:

   a. Promotes positive drainage from structures resulting from development.

   b. Causes no adverse impact to downstream and upstream properties.

   c. Includes the use of vegetated conveyances, such as swales and existing natural channels to promote infiltration.

   d. Promotes low runoff velocities and maintains sheet flow condition to prevent erosion and promote infiltration.

   e. Limits its interaction with potential pollutant sources that may become water-borne and create non-point source pollution.

B. Stormwater Design Requirements for Development

1. Control the post-development peak runoff discharge rate for the 2-, 10-, and 25-year, 24-hour design storm events to pre-development discharge rates. The 100-year, 24-hour storm event shall be accommodated through the development without causing damage to on-site and offsite structures.

2. Engineered stormwater collection, conveyance, and storage systems shall be designed using criteria established in the Jasper County Stormwater Management Design Manual.

C. Water Quality Requirements for Development

1. Storm Water Runoff Volume. The design of stormwater management facilities shall be based upon soil conditions. Information documenting the permeability of soils as well as the groundwater table elevations shall be provided as part of the design of stormwater management systems.

   a. The development shall maintain the pre-development hydrology of the site for the 85th percentile storm event.

b. A stormwater management system is presumed to comply with this criteria if:

i. It includes practices that provide for the interception, evapotranspiration, infiltration or capture and reuse of stormwater runoff, that have been selected, designed, constructed and maintained in accordance with the Stormwater Design Manual, sound engineering practice, and other information as approved by the DSR; and

ii. It is designed to provide the amount of stormwater runoff reduction specified in the latest edition of the stormwater Design Manual.

2. Storm Water Runoff Quality. Post-construction stormwater runoff shall be adequately treated before it is discharged from a development site.

a. A stormwater management system is assumed to meet the stormwater runoff quality criteria by satisfying the stormwater runoff volume criteria above.

b. If any of the required stormwater runoff volume as defined above and in the Stormwater Design Manual cannot be reduced on the site (due to impractical site characteristics or constraints and provided a waiver is granted), it shall be intercepted and treated in one or more stormwater management practices. These practices shall provide at least an 80 percent reduction in total suspended solids loads, 30 percent reduction of total nitrogen load, and 60 percent reduction in bacteria load.

c. A stormwater management system is presumed to comply with this criteria if:

i. It intercepts and treats stormwater runoff in stormwater management practices that have been selected, designed, constructed and maintained in accordance with the Stormwater Design Manual;

ii. It provides documentation to show that total suspended solids, nitrogen and bacteria removal were considered during the selection of the stormwater management practices that will be used to intercept and treat stormwater runoff on the development site; and

iii. It is designed to provide the amount of stormwater load reduction specified in the latest edition of the Stormwater Design Manual.

10.7 Maintenance

A. Maintenance Responsibility

The responsible party shall maintain in good condition and promptly correct, repair and restore all stormwater management practices, maintenance access routes and appurtenances, including, but not limited to surfaces, walls, drains, dams, structures, vegetation, erosion and sediment control practices and other devices. Such repairs and

restoration and maintenance activities shall be performed in accordance with an approved inspection and maintenance agreement and plan.

B. Maintenance Inspections

Annual inspections of the stormwater management practices shown on an approved stormwater management design plan, and subject to the terms and conditions of an approved inspection and maintenance agreement and plan, shall be conducted by a Registered Professional Engineer or Landscape Architect to document repair and maintenance needs and ensure compliance with the requirements of the approved inspection and maintenance agreement and plan and provisions of this article. All inspections must be documented in written reports that contain the following information:

1. The date and location of the inspection;

2. The name of the inspector;

3. The condition of:

    a. Vegetation and filter media;

    b. Fences and other safety devices;

    c. Spillways, valves and other hydraulic control structures;

    d. Embankments, slopes and safety benches;

    e. Reservoirs and permanent pools;

    f. Inlet and outlet channels and structures;

    g. Underground drainage structures;

    h. Sediment and debris accumulation in storage and forebay areas;

    i. Any other item that could affect the proper function of the stormwater management system; and,

4. A description of repair, restoration and maintenance needs.

5. Photographs of major BMPs, outfalls and vegetated areas.

If any repair, restoration or maintenance needs are found, the responsible party named in the recorded stormwater management system inspection and maintenance agreement and plan shall be notified in writing about the repair, restoration or maintenance needs and the remedial measures that are required to bring the stormwater management system into

compliance with the approved stormwater management system inspection and maintenance agreement and plan.

C. Records of Maintenance Activities

The responsible party shall make and maintain records of all inspections, maintenance and repairs, and shall retain the records for a minimum of five years. These records shall be made available to the DSR during inspections and at other reasonable times upon request of the DSR.

D. Nuisance

The owner of each stormwater BMP shall maintain it so as not to create or result in a nuisance condition, such as but not limited to flooding, erosion, excessive algal growth, overgrown vegetation, mosquito breeding habitat, existence of debris, or other impairments to public safety and health.

E. Failure to Maintain

If the responsible party fails or refuses to meet the terms and conditions of an approved stormwater management system inspection and maintenance agreement and plan and/or the requirements of this article, the DSR, after thirty (30) days written notice (except, that in the event the violation constitutes an immediate danger to public health or safety, 24 hours' notice shall be sufficient), may correct a violation by performing the work necessary to place the stormwater management practice in proper working condition.

10.8 Illicit Discharges and Connections

A. Illicit Discharges

No person shall cause or allow the discharge, emission, disposal, pouring, or pumping directly or indirectly to any stormwater conveyance, receiving water, or upon the land in manner and amount that the substance is likely to reach a stormwater conveyance or the receiving waters, any liquid, solid, gas, or other substance, other than stormwater or allowable non-storm water discharges listed in 10.9 paragraph B. Prohibited substances include but are not limited to: oil, anti-freeze, chemicals, animal waste, paints, garbage, and litter.

B. Non-storm Water Discharges

Non-storm water discharges associated with the following activities are allowed provided that acceptable BMPs are followed and a nuisance is not created:

1. Water line flushing;

2. Landscape irrigation;

3. Diverted stream flows;

4. Rising ground waters;

5. Uncontaminated ground water infiltration;

6. Uncontaminated pumped ground water;

7. Discharges from potable water sources;

8. Foundation drains;

9. Air conditioning condensation;

10. Reuse water;

11. Springs;

12. Water from crawl space pumps;

13. Footing drains;

14. Individual residential car washing;

15. Flows from riparian habitats and wetlands;

16. Dechlorinated swimming pool discharges;

17. Street wash water; and

18. Other non-storm water discharges for which a valid NPDES discharge permit has been approved and issued by the State of South Carolina.

C. Illicit Connections

Connections to a receiving water and/or stormwater conveyance system that allow the discharge of substances prohibited by 10.9 B are prohibited. Prohibited connections include, but are not limited to floor drains, waste water from washing machines or sanitary sewers, wash water from commercial vehicle washing or steam cleaning, and waste water from septic systems.

Where such connections exist in violation of this article and said connections were made prior to the adoption of this article or any other article prohibiting such connections, the property owner or the person using said connection shall remove the connection and remedy the violation.

D. Spills

Spills or leaks of polluting substances released, discharged to, or having the potential to released or discharged to receiving water or the stormwater conveyance system, shall be contained, controlled, collected, and properly disposed. All affected areas shall be restored to their preexisting condition.

Persons in control of the polluting substances shall immediately report the release or discharge to persons owning the property on which the substances were released or discharged, shall within two hours of such an event notify Jasper County Emergency Services Division (or other appropriate emergency response agency). Notification shall not relieve any person of any expenses related to the restoration, loss, damage, or any other liability which may be incurred as a result of said spill or leak, nor shall such notification relieve any person from other liability which may be imposed by State or other law.

E. Nuisance

Illicit discharges and illicit connections which exist within the County limits are hereby found, deemed, and declared to be dangerous and prejudicial to the public health, and welfare, and are found, deemed, and declared to be public nuisances. Such public nuisances shall be abated in accordance with the procedures set forth in this article.

ARTICLE 11 TESTING & INSPECTIONS

11.1 Description

Prior to site development a pre-construction meeting shall be held on-site to ensure appropriate sediment and erosion controls are established ahead of time and to discuss pertinent details of construction. The applicant, design engineer and contractor, or representative(s) acceptable to the DSR, shall attend. The following topics shall be covered in the pre-construction meeting:

A. Emergency contacts.

B. Timeframe and hours of operation.

C. Key inspections and meetings.

D. Process for final approval and close-out.

Testing shall include proof rolling, compaction, and density testing of in-situ base soils, roadway fill areas, backfill within utility trenches, stone base courses, and/or asphalt pavement, but may include other material tests as required by the DSR or his/her authorized representative.

Inspections shall consist of periodic field visits during various phases of construction for the purposes of investigating present site conditions & activities, and documenting all substandard methods, materials, or conditions. Periodic (key) inspections by the developer's Engineer-of-Record shall be required during the course of the project, and shall be conducted jointly with the County representative at critical stages of construction.

11.2 Testing Requirements

A. Proof Rolling - the proof roll is good for twenty four (24) hours. The proof rolling shall be performed using a fully loaded tandem dump truck weighing not less than thirty (30) tons gross, or equivalent. Any areas which show visible deflection will be required to be repaired, and a second proof roll may be required prior to verify the repairs. Compaction tests by a geotechnical engineering firm may also be required in problem areas as directed by the DSR or his/her authorized representative.

B. Compaction Testing

1. **Applicability** - The grading contractor and utility installation contractor shall be responsible for providing compaction testing and reporting as described below. The design engineer or geotechnical testing firm shall determine the location for tests, and shall obtain prior approval from the DSR. Additional testing in problem areas may be required as directed by the DSR or his/her authorized representative.

2. **Compaction Requirements** - Testing by a geotechnical engineering company shall be

performed for all backfill over utility installations and fill areas in the road right-of-way. The minimum required compaction shall be 95% Standard Proctor for all trench and fill areas within the right-of-way.

3. **Location & Frequency of Tests -** Compaction tests shall be taken at random locations and at random depths at each location to provide a range of sampling depths. The required frequency of testing shall be as follows:

   a. **Sanitary Sewer -** Test along the line at 300' intervals, and randomly at service connections at the rate of 1 test per 8 services and at manholes at the rate of 1 test for every three (3) manholes.

   b. **Water Mains** - Test along the line at 300' intervals, and randomly at valve and blowoff locations in the roadway at the rate of 1 for every 3 valve and blowoff locations in the roadway. Test randomly at service connections at the rate of 1 test per 8 services and at manholes at the rate of 1 test for every 3 manholes.

   c. **Storm Drains** - Test along the line at 300' intervals, and at all cross lines.

   d. **Other Utilities** - Test along the line at 300' intervals, and at all road crossings (excluding borings).

   e. **Fill Areas** - Fill should be placed, compacted and tested at no more than 18" intervals. The test shall be performed at 150' intervals, staggered on the left and right sides of the roadway. If bridging in the fill is required, a Geotechnical Engineer will provide a report for recommendations to be submitted to the DSR or his/her authorized representative.

4. **Reporting** - The results of all compaction tests shall be reviewed by the Design Engineer and forwarded to the DSR or his/her authorized representative with comments as necessary. A copy of the overall site plan or the appropriate road plan sheets, showing the test locations and depth below subgrade elevation, shall be submitted with the test results. No roadways shall be paved until the DSR or his/her authorized representative has reviewed and approved the compaction tests results for the section of roadway to be paved.

C. Asphalt Quality Control

1. During pavement application, the Contractor shall achieve the required density for the asphalt by suitable rolling equipment and methods. The contractor will use a highway class paver exceeding 30,000 lbs, a steel wheel front roller of 5 to 8 tons or more, 9 wheel rubber tire intermediate roller, and a 5 to 8 ton steel wheel back roller or equipment the DSR deems equal or better. If proper compaction of the asphalt is questionable, the DSR may require the Contractor to conduct a series of density tests to verify proper compaction of the asphalt.

2. Extraction and gradation testing may also be required at the Contractor's expense to determine mix composition and verify compliance with SCDOT specifications. All asphalt shall be in accordance with SCDOT standards.

11.3 Inspection Procedures

Inspections by the Design Engineer

1. **Key Inspections** - The following key inspections shall be performed by the Design Engineer during the course of construction:

   a. Inspection #1 - at completion of clearing and grubbing operations. The Design Engineer will meet the DSR on site in order to verify that all organic materials (i.e. stumps, logs, and brush) have been removed from the roadway area. The Design Engineer will also document any unsuitable soil conditions in the right-of-way. The DSR shall receive copies of all material and testing certifications.

   b. Inspection #2 - at completion of rough grading. The Design Engineer will inspect the roadway, especially any fill areas and slopes, to identify unsuitable soil conditions. The Design Engineer will review the compaction test results in the fill areas to verify that the required compaction has been achieved.

   c. Inspection #3 - at completion of subgrade & after major utility installation. The Design Engineer will verify that all major utilities are installed and trenches are backfilled and compacted. If unsuitable material is encountered, then the Engineer of Record will document the location of deficiencies, specific correction outlined to the contractor, and material used for correction. This information should be provided to the DSR as a part of the reports needed for final acceptance. The Design Engineer will check the road subgrade for proper elevations, grades, and crown, and will check the catch basin locations and configurations to identify any possible deviations from the plans. The Design Engineer will review all compaction test reports and verify the necessary number and location of tests and the required compaction at each location. The DSR or designated representative shall be on site periodically in order to observe the installation of the subgrade, drainage system and utilities where necessary.

   d. Inspection #4 - proof roll. The DSR shall meet the Design Engineer on-site to conduct the proof roll prior to binder or stone base installation. If any problems are encountered, the Contractor will make the necessary repairs at the direction of the Design Engineer and/or the DSR or his/her authorized representative.

   e. Inspection #5 - during binder/surface combination or stone base installation. The Design Engineer, his/her representative, or SCDOT Level 2 Asphalt inspector will periodically monitor the paving application in order to provide direction and document the binder or stone base installation. The DSR will plan to be on-site, but the County's presence will not relieve the Design Engineer or Level 2 Inspector of

his/her duty to document and certify proper installation.

f. Inspection #6 - binder punch-list inspection. The Design Engineer and DSR shall conduct a thorough punch-list inspection of the roadway, including curbs and catch basins, to identify base failures, broken curbs, broken CB aprons, water valve and/or manhole cover problems, etc. In the inspection report, the Design Engineer will detail the items to be corrected and the tentative schedule for repair.

g. Inspection #7 - follow-up inspection prior to final surface installation. The Design Engineer shall meet the DSR on-site to go over the repairs to the binder, curbs, and/or catch basins. If all repairs are satisfactory, the Contractor will be given the permission to install the final surface.

h. Inspection #8 - during final surface installation. The Design Engineer, his/her representative, or SCDOT Level 2 Inspector will periodically monitor the paving application on-site to provide direction and document the final surface installation. The DSR will plan to be on-site, but the County's presence will not relieve the Design Engineer or other representative of his/her duty to document and certify proper installation of the final surface.

i. Inspection # 9 - final punch-list inspection. The Design Engineer, Developer, Contractor, DSR or his/her authorized representative shall meet on the site to go over the project. In the inspection report, the Design Engineer will detail the results of the meeting, any items to be corrected, and the tentative schedule for repair. If repairs are not substantially complete within forty-five (45) calendar days, a new punch list may be required.

j. Inspection #10 - final acceptance. The Design Engineer will meet the DSR or his/her authorized representative on-site to go over the finished punch-list items. If all items are complete, the DSR or his/her authorized representative will proceed to issue the notice of acceptance.

2. **Follow-up and repeat Inspections -** The Design Engineer will be expected to conduct follow-up or repeat inspections as needed to resolve problems or provide the County with complete information and documentation as required above.

B. Inspections by the County

It is the owner's responsibility to ensure that the DSR or authorized representative be kept apprised of all construction activities throughout the duration of the project. The DSR and Planning Commission reserve the right to periodically observe the construction and/or installation of any of the site improvements to the extent necessary to be satisfied that the improvements are in substantial conformance with the approved plans. At a minimum the County shall require the following:

1. **Start Up or Pre-construction Meeting** - At the direction of the DSR or his/her

authorized representative, a start up or pre-construction meeting will be required to discuss construction issues prior to beginning work. The Design Engineer, Contractor, Utility Providers and DSR or his/her authorized representative will attend the meeting, preferably on-site.

2. **Proof rolls** - The DSR or his/her authorized representative, or County approved third party Geotechnical Engineer must be on site for the proof roll, and any follow-up proof rolls as required. The DSR or his/her authorized representative shall review all compaction test results submitted by the Design Engineer and must approve the reports before the contractor installs the binder.

3. **Storm Drainage Inspection** - After installation of the storm drain system and prior to the binder installation, the DSR or his/her authorized representative will perform an inspection of the storm drainage system. All lids and covers will be required to be removed for the inspection. The contractor shall provide the DSR with video for the storm drainage system per SCDOT post installation inspection guidelines and provide deflection testing as needed.

4. **Binder Punch-list and Follow-up** - The DSR or his/her authorized representative shall meet the Design Engineer to inspect and punch-out the binder, curbs, and catch basins prior to installing the final surface. A follow-up meeting will be held as necessary to review and approve any required repairs.

5. **Final Punch-list and Follow-up** - The DSR or his/her authorized representative shall meet the Design Engineer and others to inspect all aspects of the roadway and drainage system and prepare the final punch list prior to acceptance. A follow-up meeting will be held as necessary to review and approve any required repairs.

6. **Paving** - The DSR and Design Engineer will plan to be on-site during paving installations, but will ultimately rely on the Design Engineer's inspection report and certification of the paving operation.

7. **Follow-up Inspections** - The DSR will make additional inspections of the site as needed to meet with the Design Engineer, review and approve repairs, or address other problems.

8. **Thirty-six (36) Hours Notice** - The County shall be provided a minimum of 36 hours advance notice prior to any of the above key inspections. Failure to provide the 36 hours' advance notice may result in scheduling conflicts, delay of the County's inspection, and possible disruption of the project schedule.

11.4 Miscellaneous Paving Requirements

A. One (1) Month Binder Waiting Period

In order to identify and repair possible base failures prior to final paving, the final surface

may not be applied for a minimum of one (1) months after the binder application. The DSR shall inspect the binder after the one (1) month waiting period, and shall reserve the right to extend the waiting period an additional three (3) months if failures are observed.

11.5 Notice of Approval

A. The DSR shall conduct an inspection of the project or project phase to determine if it is substantially complete. If site improvements and stabilization are completed to the satisfaction of the DSR, prior to the written notice of approval through Certificate of Project Close Out, the applicant shall provide a complete set of as-built/record drawings (including field changes to the plans) certified by a professional land surveyor and/or engineer in the State of South Carolina as well as a statement that the development was built in accordance with the approved construction and stormwater management plans, signed and sealed by the design engineer (professional engineer in the State of South Carolina).

B. At final inspection, seeding for stabilization must have at least 70% density of uniform vegetative coverage. If stabilization and seeding efforts have occurred per plans but are not yet at 70% density of uniform vegetative coverage, the project may be issued a Certificate of Project Close Out as long as the Site Restoration Guarantee remains valid and acceptable to the DSR. When the site is at least at 70% density of uniform vegetative coverage and there are no signs of significant scouring, washout and erosion, only then shall the DSR release the Site Restoration Guarantee.

11.6 Warranty for General Subdivision Infrastructure

A. As a condition of the Certification of Project Close Out, the subdivider, either an individual, partnership, corporation, or other legal entity, will enter into an agreement with Jasper County wherein (s)he agrees that (s)he will repair, upon written notification by Jasper County and at his/her own expense, all defects in material and workmanship which occur with the infrastructure approved by Jasper County pursuant to the granting of such acceptance for a period of two (2) years from the date such work is accepted by Jasper County.

B. The two (2) year warranty period shall begin immediately after acceptance and shall cover all defects in materials, installation, and workmanship for the roadway pavement, storm drainage system, drainage outfall channels, curbs, sidewalks, and grassing/erosion control. Any significant problems, failures or defects observed during the warranty period shall be repaired by the developer at his/her expense, as deemed necessary by the DSR.

APPENDIX A
JASPER COUNTY
Minor Subdivision Plat Checklist (1)

Yes	No	Waiver (2)	Section	Requirements
			2.4B	(1) North Arrow, Scale, Date of Drawing
			2.4B	(2) Scale
				(3) Tax Sheet and Parcel Number
				(4) Subdivision Name and Name ofPreparer
				(5) Owners Within 200 Feet
				(6) Boundary Survey
				(7) Topographic Conditions
				(8) Location of Existing Streets
				(9) Zoning Criteria
				(10) Setback Dimensions
				(11) 100 Year Floodplain and Wetlands
				(12) Location of Right-of-Ways
				(13) Building Areas
				(14) Utilities
				(15) Utility Letters
				(16) Building Locations and Floor Elevations
				(17) Signs
				(18) Site Improvements
				(19) Narrative

NOTES:

1. The checklist item descriptions are not all-inclusive. The applicant is directed to refer to the Jasper County Land Development Regulations for more specific detail on requirements for completeness.
2. Specific reasons for consideration must be submitted in writing for each waiver requested.

Adopted November 13, 2007
Revised January 18, 2011
Revised October 3, 2011, Revised April 16, 2018

APPENDIX B
JASPER COUNTY
Major Subdivision Preliminary Plat Checklist (1)

Yes	No	Waiver (2)	Section	Requirements
			3.8A(1)	Sheet Size
			4.7	Scale
			4.7	Information
				A Vicinity Map
				B Lot Layout
				C Name of Subdivision
				D Location of Roads
				E Location Plan
				F Utilities
				G Topography
				H Right-of-Ways
				I Scale, North Arrow, Date
				J Areas and Zoning Criteria
				K Sewage Facilities
				L Zoning Information
				M Site Access
				N Drainage Report
				O Road Design
				P Environmental Impact Assessment
				Q Water Bodies
				R Entrance Islands and Cul-de-sacs
				S Geotechnical Report
				T Traffic Report

NOTES:

1. The checklist item descriptions are not all-inclusive. The applicant is directed to refer to the Jasper County Land Development Regulations for more specific detail on requirements for completeness.
2. Specific reasons for consideration must be submitted in writing for each waiver requested.

Adopted November 13, 2007
Revised January 18, 2011
Revised October 3, 2011, Revised April 16, 2018

APPENDIX C
JASPER COUNTY
Major Subdivision Final Plat Checklist (1)

Yes	No	Waiver (2)	Section	Requirements
			4.9	Submission of Plats
			4.9A	Subdivision Name, Scale, Date, etc.
			4.9B	Surveyor Certification
			4.9D	Map Information
				1 North Arrow
				2 Boundary Information
				3 Adjacent Land Owners
				4 Right-of-Ways
				5 Monumentation
				6 Streets and Easements
				7 Easement Dedication
				8 Road Dedication
				9 Zoning Classification
				10 Deed Restrictions
				11 Flood Elevation

NOTES:

1. The checklist item descriptions are not all-inclusive. The applicant is directed to refer to the Jasper County Land Development Regulations for more specific detail on requirements for completeness.
2. Specific reasons for consideration must be submitted in writing for each waiver requested.

Adopted November 13, 2007
Revised January 18, 2011
Revised October 3, 2011, Revised April 16, 2018

APPENDIX D
JASPER COUNTY
Minor Site Plan Checklist (1)

Yes	No	Waiver (2)	Section	Requirements
			3.3A	Taxes and Assessments
			3.3B	Corporate Ownership Disclosure
			3.6	Submission of Plan and Fees
			3.6	3 Copies of Application
			3.6	3 Copies of Plans
			3.8A(1)	Sheet Size
			3.8A(2)	Title Block Information
			3.4A	Information
				(1) North Arrow, Scale, Date
				(2) Scale
				(3) Tax Map Information
				(4) Subdivision Name and Preparer
				(5) Surrounding Property Information
				(6) Boundary Survey
				(7) Topography
				(8) Right-of-way Distances
				(9) Setback Requirements
				(10) Current Setbacks
				(11) Floodplain & Wetlands
				(12) Right-of-ways, Easements, Deeds, Covenants
				(13) Gross and Net Building Area
				(14) Utilities
				(15) Will Serve Letters
				(16) Location & Floor Elevations, Driveways
				(17) Signs
				(18) Driveways, Sidewalks, Landscaping, Etc.
				(19) Property Use and Impact
				(20) Stormwater Management Plan (if applicable)

NOTES:

1. The checklist item descriptions are not all-inclusive. The applicant is directed to refer to the Jasper County Land Development Regulations for more specific detail on requirements for completeness.
2. Specific reasons for consideration must be submitted in writing for each waiver requested.

Adopted November 13, 2007
Revised January 18, 2011
Revised October 3, 2011, Revised April 16, 2018

APPENDIX E
JASPER COUNTY
Preliminary Major Site Plan Checklist (1)

Yes	No	Waiver (2)	Section	Requirements
			3.3A	Taxes and Assessments
			3.3B	Corporate Ownership Disclosure
			3.8B	Submission of Plan and Fees
			3.7B	5 Copies of Application
			3.7B	3 Copies of Plans
			3.8A(1)	Sheet Size
			3.8A(2)	Title Block Information
			3.8A(3)	North Arrow, Date, Revisions
			3.8C(1)	Scale
			3.8C(2)	Information
				(a) Names, Address and Titles
				(b) Tax Map Information
				(c) Key Map
				(d) Date, Graphic Scale and North Arrow
				(e) Owners Affidavit
				(f) Setback Requirements
				(g) Landscaping, Fencing, Trees, etc.
				(h) Signs and Utility Poles
				(i) Principal and accessory structure data
				(j) Buildings, Drainage and Parking
				(k) Topography
				(l) Storm Drainage Facilities, Design & Analysis
				(m) Utility Analysis
				(n) Parking, Drives, Sidewalks, etc.
				(o) Estimate and Analysis of Traffic
				(p) Rights-of-Way and Easement
				(q) Contiguously Owned Lands
				(r) Plans & Profiles of Adjoining Streets
				(s) Site Lighting
				(t) Sanitary Sewage Disposal System
				(u) Stages of Development
				(v) Owners within 200 Feet
			3.8C(3)	Plan Preparer Credentials
			3.8C(4)	Environmental Impact Statement
			3.8C(5)	Community Services Impact Statement

NOTES:

1. The checklist item descriptions are not all-inclusive. The applicant is directed to refer to the Jasper County Land Development Regulations for more specific detail on requirements for completeness.
2. Specific reasons for consideration must be submitted in writing for each waiver requested.

Adopted November 13, 2007
Revised January 18, 2011
Revised October 3, 2011, Revised April 16, 2018

APPENDIX F
JASPER COUNTY
Final Major Site Plan Checklist (1)

Yes	No	Waiver (2)	Section	Requirements
			3.3A	Taxes and Assessments
			3.3B	Corporate Ownership Disclosure
			3.8B	Submission of Plan and Fees
			3.7B	3 Copies of Application
			3.7B	3 Copies of Plans
			3.8A(1)	Sheet Size
			3.8A(2)	Title Block Information
			3.8A(3)	North Arrow, Date, Revisions
			3.8D(2)	Scale
			3.8D(3)	Information
				(a) Names, Address and Titles
				(b) Tax Map Information and Adjacent Owners
				(c) Key Map
				(d) Date, Graphic Scale and North Arrow
				(e) Affidavit of Owner's Consent
				(f) Zone District and Bulk Requirements
				(g) Boundary Survey and Certification
				(h) Principal and Accessory Structure Data
				(i) Architectural Drawings
				(j) Topographic Conditions and Grades
				(k) Setbacks, Fences, Landscaping, Trees
				(l) Landscape and Planting Plan and Schedule
				(m) Signs and Lighting, Design and Details
				(n) Storm Drainage Design and Details
				(o) Curbs, Sidewalks, Drives, Parking, etc.
				(p) Right-of-Ways and Easements
				(q) Sanitary Sewer Lines
				(r) Utilities
				(s) Nature of Remaining Lands
				(t) Public Access

CONTINUED ON NEXT SHEET

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Revised October 3, 2011, Revised April 16, 2018

APPENDIX F
JASPER COUNTY
Final Major Site Plan Checklist (1)

Yes	No	Waiver (2)	Section	Requirements
				(u) Off-Site and Off-Tract Improvements
				(v) Vehicular Ingress and Egress
				(w) Provisions for Garbage Disposal
				(x) Internal Circulation Patterns
				(y) Fire Prevention Measures
				(z) Estimate of Site Usage
				(aa) Other Features Affecting the Property
				(bb) Construction Details
				(cc) Other Data Required by the DSR
				(dd) Estimate of Construction Quantities
				(ee) Copies of All Permits and Approvals
			3.8D(4)	Plan Preparer Credentials

NOTES:

1. The checklist item descriptions are not all-inclusive. The applicant is directed to refer to the Jasper County Land Development Regulations for more specific detail on requirements for completeness.
2. Specific reasons for consideration must be submitted in writing for each waiver requested.

Adopted November 13, 2007
Revised January 18, 2011
Revised October 3, 2011, Revised April 16, 2018

APPENDIX G
JASPER COUNTY
Electronic Survey Submission Standards

Drawing File (DWG/DXF) Specifications

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, transportation, storm drainage, etc.
51	LOTNUM1	Text	Proposed parcel lot number
52	LOTDIM1	Text	Bearings, distances, 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, wildlife, storm, etc.)

NOTE: Only layers applicable to a given plat need to be submitted.

Submission Checklist:

1. Metadata Text File (<drawing_file_name>.txt') Specifications
2. Plat/Subdivision Name:
3. Drawing/File Name:
4. Type of Drawing (Preliminary, Final, As-Built, etc.):
5. Submittal Date:
6. County:
7. City:
8. Parent Parcel #:
9. Number of Lots:
10. Type of Survey (GPS or Terrestrial):
11. Referenced Monument Names/Numbers:
12. Plat Tie Point Description:
13. Grid Bearing and Grid Distance to Monuments:
14. State Plane Coordinates of the Plat Tie Point:
15. GPS Unit Type (Manufacturer and Model):
16. Elevation Reference:
17. Prepared by/Firm Name:
18. Contact Information including Street Address, City, State, Zip Code, Phone Number and E-mail.
19. Software/Version Used: