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BENNETTSVILLE

SOUTH CAROLINA

PROPOSED

SUBDIVISION

REGULATIONS

SC-40-0014-0506

TITLE: Proposed Subdivision Regulations, Bennettsville, South Carolina

AUTHOR: Office of Planning, Division of Administration, Office of the Governor

SUBJECT: Land Subdivision Regulations

DATE: June, 1972

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ABSTRACT: The regulations provide, in accordance with South Carolina law, for the regulation of the subdivision of land within the city of Bennettsville, South Carolina. Included therewith are procedures for preparing and approving plats; design standards for streets, alleys, or rights-of-way, easements, lots and blocks; minimum requirements for public improvements; and provisions for variations, exceptions, amendments, enforcement, and penalties.

PROPOSED

SUBDIVISION REGULATIONS

CITY OF BENNETTSVILLE, SOUTH CAROLINA

June, 1972

Prepared for the
City of Bennettsville Planning and Zoning Commission
By the Office of Planning
Division of Administration
Office of the Governor

Community Affairs Section

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in part through a comprehensive planning grant
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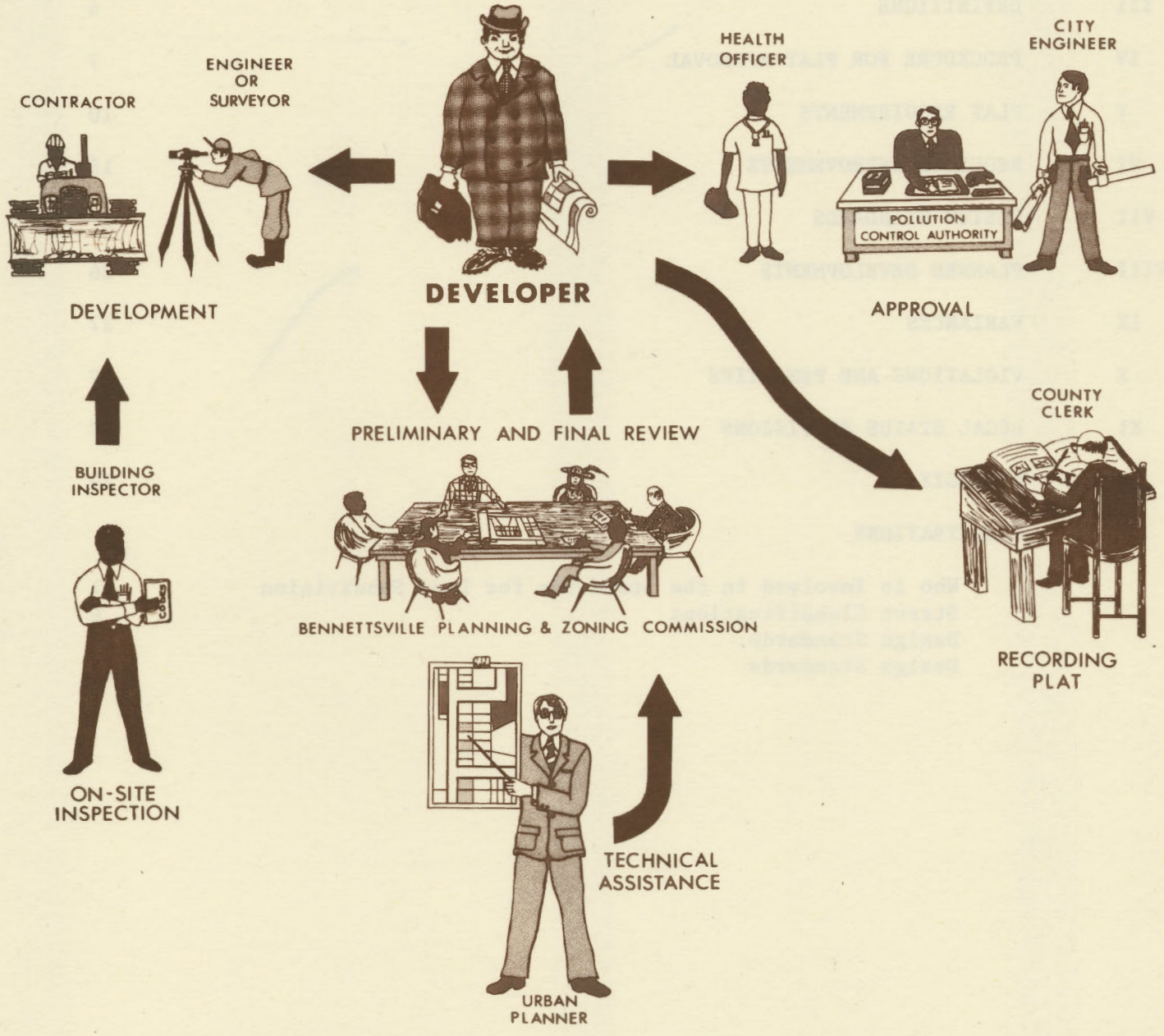
WHO IS INVOLVED IN THE STANDARDS FOR LAND SUBDIVISION



BENNETTSVILLE SUBDIVISION REGULATIONS

INTRODUCTION

The regulation of land subdivisions is widely accepted as a responsibility of local governments. Subdivision regulations are intended to provide for sound community growth by establishing certain standards for new land developments. These types of regulations are also intended to prevent excessive maintenance costs for home owners, subdividers and local governments by insuring that new land developments will have certain features included in their design.

The subdivision regulations contained herein are intended to provide a sound working relationship between government officials and persons who are developing areas for the purpose of land subdivision.

UNIFORM SUBDIVISION REGULATIONS

CITY OF

BENNETTSVILLE, SOUTH CAROLINA

AN ORDINANCE REGULATING THE SUBDIVISION OF LAND IN BENNETTSVILLE, S.C.: REQUIRING AND REGULATING THE PREPARATION AND PRESENTATION OF PRELIMINARY AND FINAL PLATS FOR SUCH PURPOSE: ESTABLISHING MINIMUM SUBDIVISION DESIGN STANDARDS: PROVIDING MINIMUM IMPROVEMENTS TO BE MADE OR GUARANTEED TO BE MADE BY THE SUBDIVIDER: SETTING FORTH THE PROCEDURE TO BE FOLLOWED IN APPLYING THESE RULES, REGULATIONS AND STANDARDS: PROVIDING FOR THE IMPOSITION OF PENALTIES FOR THE VIOLATION OF THE PROVISIONS OF THIS ORDINANCE: REPEALING CONFLICTING ORDINANCE: AND FOR OTHER PURPOSES.

ARTICLE I

AUTHORITY AND JURISDICTION

1.1 Authority. Pursuant to the authority granted to it under Act Number 487 of 1967, South Carolina General Planning Statute, the City Council does hereby adopt subdivision regulations to provide for the harmonious, orderly and progressive development of land within the City of Bennettsville.

1.2 Jurisdiction. These regulations shall apply to all land located within the boundaries of the City of Bennettsville.

ARTICLE II

PURPOSE AND SHORT TITLE

2.1 Purpose. The public health, safety, economy, good order, appearance, convenience, morals, and general welfare require the harmonious, orderly and progressive development of land within the City of Bennettsville. In furtherance of the general intent of this ordinance, the regulation of land subdivision by municipal and county governing authorities is authorized for the following purposes, among others:

(1) To encourage the development of economically sound and stable municipalities and counties;

(2) To assure the timely provision of required streets, utilities, and other facilities and services to new land developments;

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

(4) 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, and other public purposes; and

(5) To assure, in general, the wise and timely development of new areas, in harmony with the comprehensive plan of the municipalities and the county.

2.2 This ordinance shall be known as and may be cited as the Bennettsville Uniform Subdivision Regulations.

ARTICLE III

DEFINITIONS

For the purpose of these regulations, the following definitions shall be used. The word "shall" is mandatory and not discretionary.

3.1 Alley. A strip of land, publicly or privately owned, set aside primarily for vehicle service access to the back or side of properties otherwise abutting on a street.

3.2 Easement. A grant to the general public, a corporation, or a certain person, of a strip or a parcel of land for use for a specific purpose. No construction of any kind is permitted upon easements except that required in connection with the designated use.

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

3.4 Lot. A single parcel or tract of contiguous land abutting on a public street or officially approved way.

3.4.1 Area. Shall mean the total area of the lot including easements.

3.4.2 Corner. A lot with frontage on two or more streets, at their intersection.

3.4.3 Depth. The mean horizontal distance between the front and rear lot lines.

3.4.4 Width. The horizontal distance between the side lot lines at the front building line, measured parallel to the front lot line.

3.4.5 Double Frontage Lot. A lot having frontage and access on two or more public streets. A corner lot shall not be considered having double frontage unless it has frontage and access on three or more streets.

3.4.6 Reverse Frontage Lot. A lot having frontage on two or more public streets, the access of which is restricted to one street.

3.5 Setback line. Shall mean the line indicated by the minimum permitted horizontal distance between the street right-of-way line and buildings or any projections thereof, other than steps, eaves, chimneys, bay windows, and fire escapes.

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

3.7 Street. A public right-of-way affording primary access to abutting property. For the purposes of these regulations, the term shall also mean avenue, boulevard, road, land and other public ways.

3.7.1 Local Street. Shall mean streets which provide only access to adjacent properties and by nature of their layout do not serve vehicles passing through the area with neither origin nor destination within the area.

3.7.2 Collector Street. Shall mean those streets which are neither local streets nor arterial streets. Their location and design are such that they are: of exceptional continuity; serve as routes passing through residential areas; serve as means of traffic from local streets and feeding into arterial streets.

3.7.3 Arterial Street. Shall mean a street of exceptional continuity that is intended to carry the greater portion of through traffic from one area of the city to another. This designation shall include all streets, existing and proposed, designated on the Thoroughfare Plan element of the Comprehensive Plan of the City of Bennettsville.

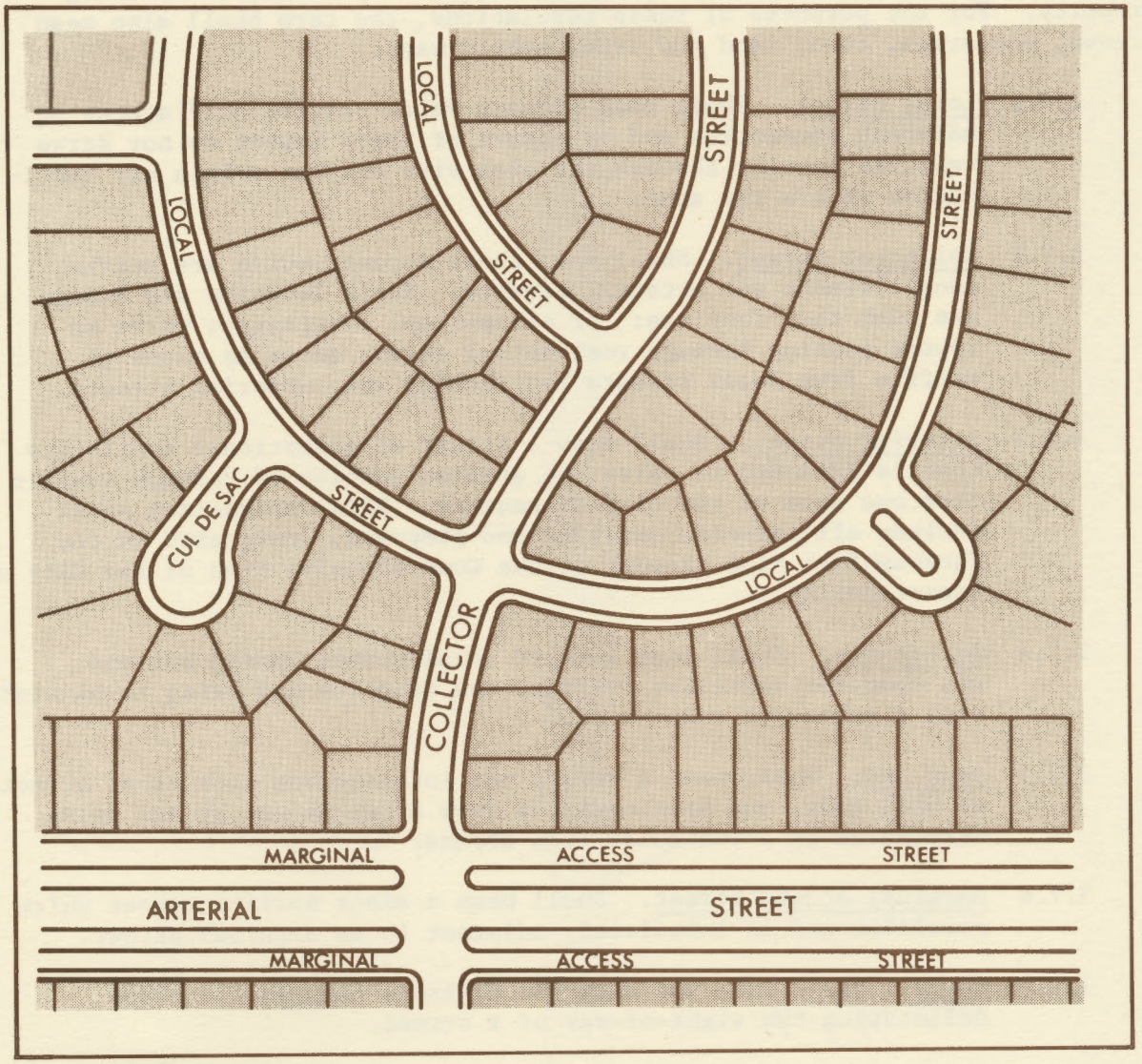
3.7.4 Cul-de-Sac. Shall mean a short local street having but one end open for vehicular traffic, the opposite end being terminated with a permanent turn-around.

3.7.5 Dead End. Shall mean a street not intersecting with other streets at both ends, and distinguished from a cul-de-sac by not being terminated by a vehicular turn-around.

3.7.6 Marginal Access Street. Shall mean a minor service street which parallels and is immediately adjacent to an arterial street.

3.7.7 Width. Shall mean the shortest distance between the lines delineating the right-of-way of a street.

STREET CLASSIFICATIONS



3.8 Subdivision. "Subdivision" means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or building development, and includes all division of land involving a new street or a change in existing streets, and includes resubdivision and, where appropriate, to the process of subdividing or to the land or area subdivided; provided, however, that the following exceptions are included within this definition only for the purpose of requiring that the local planning commission be informed and have record of such subdivisions:

(1) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the governing authority;

(2) The division of land into parcels of five acres or more where no new street is involved.

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

3.9 Subdivider. Any person, firm or corporation who divides or develops any land deemed to be a subdivision as herein defined.

ARTICLE IV

PROCEDURE FOR PLAT APPROVAL

4.1 The procedure for review and approval of a Subdivision Plat consists of three separate steps. These are:

(a) Review of Sketch Plan
(b) Review and approval of Preliminary Plat
(c) Review and approval of Final Plat.

Steps (a) may and (b) shall be completed prior to making any street improvement, installing any utilities or selling any lots. Step (c) shall be completed prior to the sale of any lots in the proposed subdivision.

4.2 The following procedure shall be followed in the submission, review, and action upon all subdivision plats:

4.2.1 The Sketch Plan Review. Prior to the filing of a Preliminary Plan, the subdivider may submit to the Planning Commission or its representative a simple sketch plan of the proposed subdivision. The sketch plan may be a simple free hand drawing. Included with the sketch plan should be a sketch map which shows the subdivision in relation to the surrounding area. The purpose of the sketch plan is to assist the subdivider prior to extensive site planning and make necessary for the preparation of the preliminary plan and enable him to become familiar with the regulations affecting

the land to be subdivided. The Planning Commission shall review and approve, disapprove, or approve with modification the Sketch Plan within 15 days from the meeting at which it is presented. Pertinent comments and recommendations shall be noted on the minutes of the Planning Commission meeting.

4.2.2 Preliminary Plat. Application for preliminary approval of a subdivision plan shall be submitted to the Secretary of Planning Commission fifteen (15) days prior to the regularly scheduled meeting date of the Planning Commission. The plan of the subdivision shall be submitted in six (6) ozalid paper copies and shall be such as to meet the minimum requirements contained herein. Additional copies of the Plan and supplemental information may be requested. The above mentioned six (6) copies shall be distributed as deemed necessary by the Secretary of the Planning Commission.

The person or agency to which a copy of the Preliminary Plat is directed shall indicate any desired changes or comments on the plat and submit it to the Planning Commission prior to the presentation of the Preliminary Plan.

The Planning Commission shall act on the preliminary plan within sixty (60) days, and, if approving, shall indicate in writing stating the conditions of such approval, if any; or if disapproved, shall express in writing its disapproval and its reasons therefor.

The action of the Commission shall be recorded in the minutes of the Commission meeting.

Preliminary approval of the subdivision plan shall be noted on the plan and certified by the Secretary of the Planning Commission on authorization by the Planning Commission. Also noted shall be the date on which the Planning Commission granted preliminary approval and the date of written notification to the subdivider or his authorized agent.

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

4.2.3 Final Plat. After completion of the physical development of all or part of the area as shown on the approved Preliminary Plat, the subdivider shall submit to the Planning Commission eight (8) prints of the Final Plat prepared in accordance with the provisions of these regulations along with the required certificates executed by the appropriate officials. Failure of the Planning Commission to act within sixty (60) days after submission of the plat shall be deemed to constitute final approval and a certificate to that effect shall be issued by the Planning Commission on demand, provided however, the subdivider may waive this requirement and consent in writing to the extension of such period. In the event a Final Plat is disapproved, the grounds for such disapproval shall be noted on the minutes provided to the subdivider. Upon the approval of the Final Plat by the Planning Commission, one of the prints shall be stamped with the appropriate certificate of the Planning Commission and returned to the subdivider. This print becomes the instrument to be recorded in the office of the County Clerk of Court. Approval of the Final Plat by the Planning Commission shall not be deemed to constitute or affect an acceptance by the public or the dedication of any street or other ground shown on the plat. In no case shall the Planning Commission disapprove a Final Plat of a subdivision which:

(a) meets the requirements of a Final Plat as set forth in these regulations

(b) conforms to an approved Preliminary Plat

(c) has all the required improvements installed and approved.

4.3 Subdivisions which do not involve the platting, construction or opening of new streets, water, or sewer facilities, or improvement to existing streets shall be accepted by the Planning Commission in the form of a Final Plat. Such Plat shall comply in all respects to these regulations. Sketch plans and preliminary plats are not required in such cases.

4.4 In the event the subdivider plans to secure approval of his subdivision design by the Federal Housing Administration, it is suggested that such approval be secured prior to submission of a Preliminary Plat to the Planning Commission.

ARTICLE V

PLAT REQUIREMENTS

5.1 Sketch Plan.

5.1.1 The Sketch Plan shall be drawn at a scale of not less than 200 feet to one inch.

5.1.2 The Sketch Plan shall include a Vicinity Map at a scale of not less than one inch equals one mile showing the relationship of the proposed subdivision to surrounding development.

5.1.3 The Sketch Plan shall show:

a. total acreage in the tract to be subdivided;
b. tentative street and lot arrangement;
c. approximate rights-of-way;
d. typical lot area and approximate number of lots;
e. existing and proposed uses of land throughout the subdivision;
f. existing uses of land surrounding the subdivision;
g. topography by contours at vertical intervals of not more than five (5) feet, and
h. proposed name of subdivision.

5.1.4 The subdivider may, and is encouraged to, submit a Sketch Plan of his entire tract even though his present plans call for the actual development of only a part of the property.

5.2 Preliminary Plat

The Preliminary Plat shall meet the minimum standards of design set forth in these regulations and shall include the following information:

5.2.1 General

a. Proposed name of subdivision and owner and/or subdivider
b. Graphic scale, north point and date. The north point shall be identified as magnetic, true or grid north.
c. Vicinity map at a scale of not less than one inch equals one mile showing the relationship of the subdivision to the surrounding area.
d. Acreage to be subdivided.
e. Boundaries of the tract to be subdivided with all bearings and distances indicated. The boundary survey shall be to such a degree of accuracy that the error of closure is no greater than 1:7500.

5.2.2 Existing Conditions

a. Topography by contours at vertical intervals of not more than five (5) feet.

b. Zoning district classification of land to be subdivided and adjoining land.
c. Deed record names of adjoining property owners or subdivisions.
d. In case of resubdivision, a copy of existing plat with proposed resubdivisions superimposed thereon.
e. Location of streams, lakes, swamps, and land subject to flood on the property to be subdivided.
f. Location of existing adjoining property lines and existing buildings on the property to be subdivided.
g. Location and right-of-way of streets, roads, railroads, and utility lines either on or adjacent to the property to be subdivided. Specify whether utility lines are in easements or rights-of-way, and show location of poles or towers.
h. Size and location of existing sewers, water mains, drains, culverts or other underground facilities within the street or within the right-of-way of streets or roads adjoining the tract. Grades and invert elevations of sewers shall be shown.
i. The acreage of each drainage area affecting the proposed subdivision.
j. All elevations shall refer to Mean Sea Level Datum (if available) where public water and/or public sewers are to be installed.
k. Location of city limit lines and county lines, if applicable.

5.2.3 Proposed Conditions

a. Layout of streets, roads, alleys, public crosswalks, with widths, road names or designations, grades, and cross sections.
b. Profile of proposed streets showing natural and finished grades.
c. Layout of all lots, including building setback lines; scaled dimensions on lots; lot and block numbers, utility easements with width and use.
d. Preliminary Plan of sanitary sewers (if applicable) with grade, pipe size, location of manholes, and points of discharge.
e. Preliminary plat of storm sewer system with grade, pipe size, and location of outlet. Storm sewers shall be sized to accommodate runoff from a ten (10) year frequency rainfall.
f. Preliminary plat of water supply system with pipe sizes and location of hydrants and valves.
g. Designation of all land (if any) to be reserved or dedicated for public use.
h. Designation of proposed use of all lots to be used for other than single-family residential (if any).
i. Proposed major contour changes in areas where substantial cut and/or fill is to be done.
j. Total number of lots, total acreage, total length of new streets.

5.2.4 Review and Approval

The preliminary plat shall be approved by the Planning Commission after review of the following:

a. The State Board of Health
b. The City designated Engineer
c. The District Office of the Soil Conservation Service
d. The State Pollution Control Authority

5.3 Final Plat

If the final plat is drawn in two or more sections, each section shall be accompanied by a key map showing the location of the several sections. The final plat shall contain the following specific information:

A. Name of owner of record
B. Name of subdivision, date, north arrow, and graphic scale.
C. Name, registration number, and seal of registered surveyor or civil engineer.
D. Name of municipality or county in which subdivision is located and location map.
E. 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 building line whether curved or straight. This shall include the radius, point of tangent, and other data for curved property lines and curved streets, to an appropriate accuracy and in conformance with good surveying practice.
F. Names of owners of record of all adjoining land and all property boundaries, water courses, streets, easements, utilities and other such improvements, which cross or form any boundary line of the tract being subdivided.
G. Exact boundaries of the tract of land being subdivided shown with bearings and distances.
H. Streets and alleys, rights-of-way, percent of grades and street names.
I. Rights-of-way or easement; location, widths, and purposes.
J. Lot lines, minimum building setback lines, and lot and block numbers.
K. Parks, school sites, or other public open spaces, if any.
L. All dimensions shall be to the nearest one-tenth (1/10) of a foot and angles to the nearest minute.
M. Accurate description of the location of all monuments and markers.
N. Utility Easements, showing the widths of the following:

(a) Water;
(b) Gas;
(c) Sanitary sewer;
(d) Storm drainage;
(e) Electrical lines;

O. The following signed certificates shall appear on the Final Plat which is submitted to the Planning Commission by the subdivider.

(a) Certificate of Approval by the Planning Commission

I, _____, Chairman of the _____ Planning and Zoning Commission, hereby certify that the said Commission fully approved the final plat of the Subdivision entitled _____, on the ___ day of _____, 19___.

_____
Chairman

(b) Certificate of Accuracy

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

By_____ Registered C.E. No._____

_____ Registered South Carolina Surveyor's No. _____
Date_____.

(c) Certificate of Ownership and Dedication

It is hereby certified that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby dedicate all streets, alleys, walks, parks, and other sites to public or private use as noted.

_____ _____
Date Owner

_____
Owner

(d) The following signed certificate:

I hereby certify that the streets, drainage system, sewer system and water system in _____Subdivision as shown on the Plat dated _____, prepared by _____ _____ has been installed in accordance with the Preliminary Plat (Construction Drawings) approved _____.

SEAL

_____
Registered Engineer

5.3.1 Final Plat Approval The final plat shall be approved by the Planning Commission after review by the following:

a. The State Board of Health
b. The City designated Engineer
c. The District Office of the Soil Conservation Service
d. The State Pollution Control Authority

5.3.2 Permanent Reference Points

Prior to the approval of the final plat, permanent reference points shall have been placed in accordance with the following requirements:

A. Subdivision Corner Tie:

At least one corner of the Subdivision shall be designated by course and distance (tie) from a readily discernible reference marker. If a corner is within two thousand (2,000) feet of a U.S. Coast and Geodetic Station, U.S. Geological Survey, S. C. Grid System coordinated monument, City or County of Marlboro, South Carolina, coordinated system, then this corner shall be marked with a monument so designated by computed X and Y coordinated which shall appear on the map with a statement identifying this Station or Monument to an accuracy of 1:10,000. When such a Monument or Station is not available, the tie shall be made to some pertinent and readily recognizable land mark or identifiable point, physical object or structure.

B. Monuments:

Within each block of a subdivision at least two (2) Monuments designed and designated as Control Corners shall be installed. The Surveyor shall employ additional Monuments if and when required.

All Monuments shall be constructed of concrete and shall be at least four (4) inches in diameter or square and not less than three (3) feet in length. Each monument shall have imbedded in its top or attached by a suitable means a metal plate of noncorrosive materials and marked plainly with the point, the Surveyor's registration number, the month and year it was installed and the word "Monument" or "Control Corner."

C. Property Markers:

A steel or wrought iron pipe or the equivalent not less than three-fourths (3/4) inches in diameter and at least thirty (30) inches in length shall be set at all corners, except those

located by Monuments. A Marker shall also be set at a point of curve, point of intersection, property corner, point of tangency and reference point unless a Monument has already been placed at said points as required.

D. Accuracy:

Land surveys within the limits of Bennettsville shall be at an accuracy of at least 1:7500 and beyond the limits of Bennettsville an accuracy of not less than 1:5000 is required.

ARTICLE VI

REQUIRED IMPROVEMENTS

6.1 Required Improvements. A well designed subdivision means little to a prospective lot buyer until he can see actual physical transformation of raw land into lots with all necessary improvements provided. Likewise, a well designed subdivision is not an asset to the community until the necessary improvements have been installed. In order that prospective lot purchasers may get useable products and new subdivisions may be an asset rather than a liability to the community, the subdivider shall install and/or pay for the improvements required by these regulations necessary to serve his subdivision prior to the approval of the final plat.

A. Natural Gas. When gas lines are located in a street right-of-way, where possible, such lines shall be located outside the portion of the street to be surfaced to prevent having to cut into the paved surface to serve abutting properties.

B. Water Supply. If a water system is installed in a subdivision, water mains, valves, and fire hydrants shall be installed according to plans and specifications approved by the county health department. When the water main is located in the street surface to serve the abutting lots, a connection shall be stubbed out to the property line to serve each lot before the street is surfaced.

C. Sanitary Sewerage. If a sanitary sewer is installed in a subdivision, sanitary sewers shall be installed to the plans and specifications approved by the State Health Department and/or State Pollution Control Authority. When the sewer line is located in a street right-of-way and it will be necessary to cut into the street surface to serve the abutting lots, a connection shall be stubbed out to the property line to serve each lot prior to surfacing the street.

D. Sewerage Disposal Systems. Prior to the construction of any community sewerage disposal system, such as an oxidation pond or other facility, the location, size, plans, and specifications of

such a facility shall be approved by the Planning Commission, State Health Department and/or State Pollution Control Authority.

E. Curb and Gutters. Concrete curbs or paved valley type gutters shall be installed in accordance with plans and specifications approved by the City Engineer.

F. Street Grading and Surfacing. Street grading, base preparation and surfacing shall be carried out by the subdivider according to plans and specifications approved by the City Engineer.

G. Storm Drainage. An adequate drainage system, including necessary open ditches, pipes, culverts, storm sewers, intersectional drains, drop inlets, bridges, and other necessary appurtenances shall be installed by the subdivider according to plans and specifications approved by the City Engineer.

H. Street Name Signs. Street Name Signs shall be installed at all intersections within a subdivision. The location and design shall be approved by the City Engineer.

6.2 Final Plat Revisions. If it should become necessary to revise a final plat due to a dimensional error, a revised plat shall be submitted to the city clerk for final recording after the Bennettsville Planning Commission has approved and signed the revised plat.

6.3 Performance Bonds. In lieu of the completion of required improvements and the installations previous to the final approval of a plat, the city county council may accept a bond, in an amount and with surety and conditions satisfactory to it, providing for and securing to the City the actual construction and installation of such improvements and utilities within a period specified by the Bennettsville Planning Commission and expressed in the bond; and the municipality is hereby granted the power to enforce such bonds by all appropriate legal and equitable remedies.

6.4 Dedications After the adoption of a major street plan as provided by law, the city or other public authority shall not accept, lay out, open, improve, grade, pave, or light any street or authorize the laying of water mains, sewers, connections, or other facilities or utilities in any street within the territorial jurisdication of the Planning Commission unless such street has been accepted or opened as, or shall have otherwise received the legal status of, a public street prior to the attachment of the Planning Commission's subdivision jurisdiction, or unless such street corresponds in its location and lines with a street shown on a subdivision plat approved by the Planning Commission and the City Council. The governing body may locate and construct or may accept any other street if the ordinance or other measure for such location and construction, or for acceptance, is first submitted to the Planning Commission for its approval, and if disapproved by the Planning Commission, is passed by not less than three-fourths of the entire membership of the City governing body. A street approved by the Commission upon such submission, or by the governing body having

appropriate jurisdiction or constructed or accepted by three-fourths vote after disapproval by the Commission, shall have the status of an approved street as though it had been originally shown on a subdivision plat approved by the Bennettsville Planning Commission or on a plat made and adopted by the Planning Commission.

6.5 Building Permits. No building permit shall be issued and no building shall be erected on any lot unless the street giving access to the lot upon which the building is proposed to be placed has been accepted or opened as, or shall have otherwise received the legal status of a public street.

ARTICLE VII

DESIGN STANDARDS

The following design standards shall be considered minimum requirements:

7.1 Streets.

A. Conformity to Existing Maps or Plans. The location and width of all proposed streets shall be in conformity with official plans and maps and with existing amended plans of the Bennettsville Planning Commission.

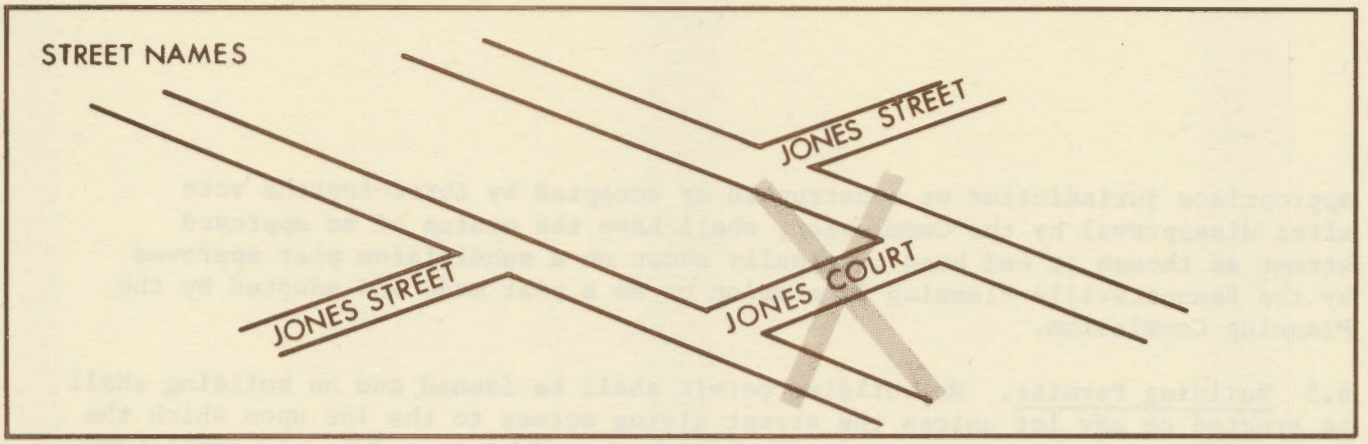
B. Continuation of Adjoining Street System. The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing major streets shall be extended.

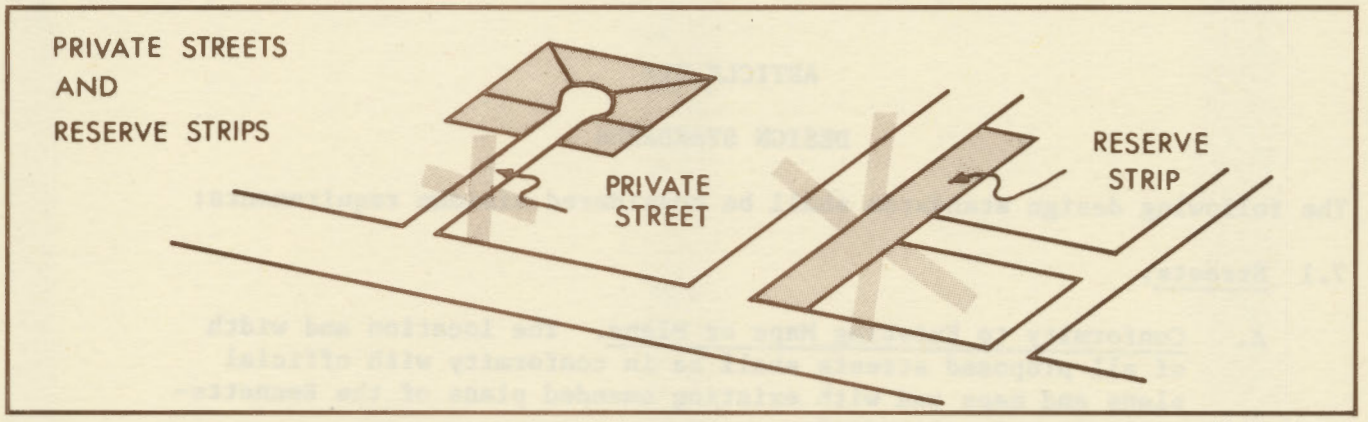
C. Access to Adjacent Properties. Where it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property and a temporary turn-around shall be provided.

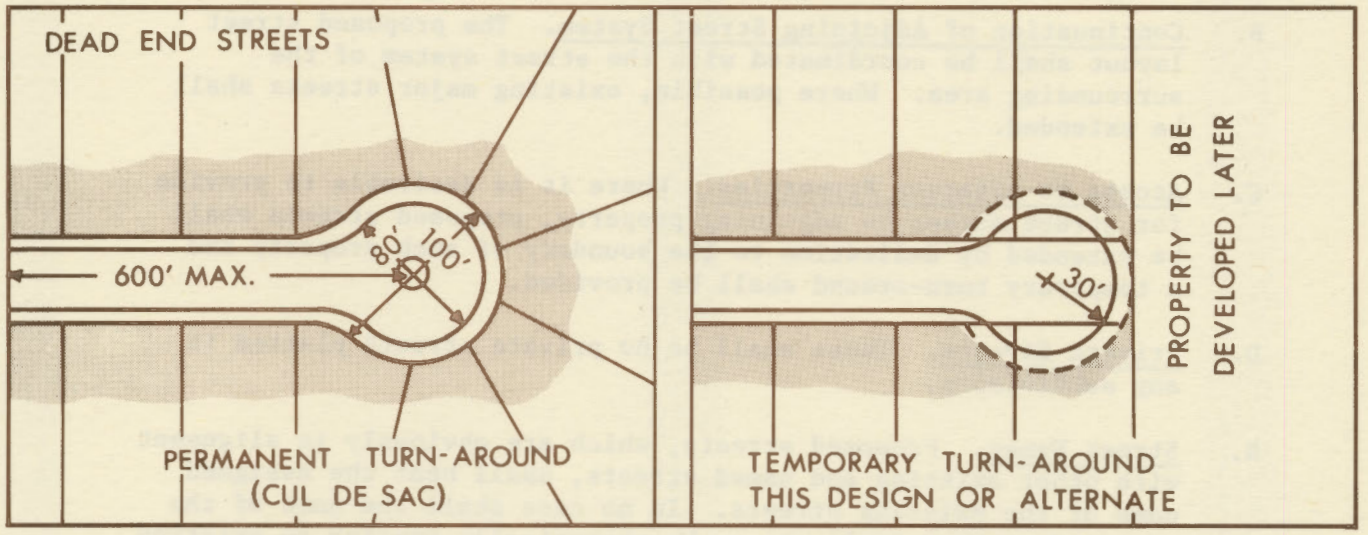
D. Private Streets. There shall be no private streets platted in any subdivision.

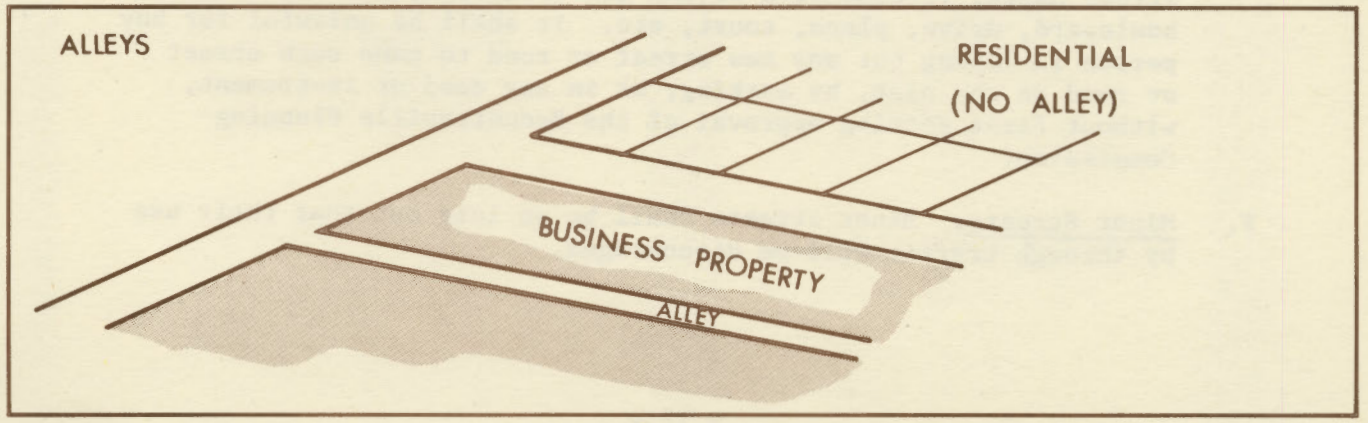
E. Street Names. Proposed streets, which are obviously in alignment with other existing and named streets, shall bear the assigned name of the existing streets. In no case shall the name of the proposed streets duplicate or be phonetically similar to existing street names, irrespective of the use of suffix, street, avenue, boulevard, drive, place, court, etc. It shall be unlawful for any person in laying out any new street or road to name such street or road on any plat, by marking, or in any deed or instrument, without first getting approval of the Bennettsville Planning Commission.

F. Minor Streets. Minor streets shall be so laid out that their use by through traffic will be discouraged.


STREET NAMES
JONES STREET
JONES STREET
JONES COURT


PRIVATE STREETS
AND
RESERVE STRIPS
PRIVATE
STREET
RESERVE
STRIP


DEAD END STREETS
600' MAX.
80'
100'
PERMANENT TURN-AROUND
(CUL DE SAC)
30'
PROPERTY TO BE
DEVELOPED LATER
TEMPORARY TURN-AROUND
THIS DESIGN OR ALTERNATE


ALLEYS
RESIDENTIAL
(NO ALLEY)
BUSINESS PROPERTY
ALLEY

G. Residential Buffers for Major Streets. Where a subdivision abuts or contains an existing or proposed major street, the Bennettsville Planning Commission may require lots that abut upon or be adjacent to major streets to face minor interior access streets, screen planting contained in a non-access reservation along the rear property line adjacent to the major street, deep lots with rear service drives, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

H. Reserved Strips Prohibited. Reserved strips at the terminus of a new street shall be prohibited.

I. Street Jogs. Street jogs with centerline offsets of less than two hundred (200) feet shall be avoided.

J. Right Angle Intersections. Street intersections shall be as nearly right angles as practicable.

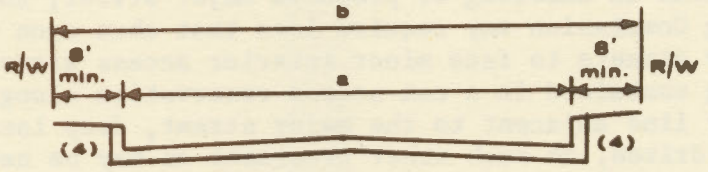
K. Cul-de-Sac. A minor street not to exceed six hundred (600) feet in length and provided with a turn-around having a roadway diameter of at least eighty (80) feet and a right-of-way diameter of at least one hundred (100) feet. Temporary dead-end streets shall be provided with a turn-around having a thirty (30) foot radius.

L. Alleys. Service alleys or drives may be required in multiple dwelling, commercial and industrial developments and shall have a minimum surface treatment width of 15 feet, but shall not be provided in one and two family residential developments unless the subdivider provides evidence satisfactory to the Bennettsville Planning Commission of the need for alleys.

M. Street right-of-way widths. Minimum street right-of-way widths shall be as follows:

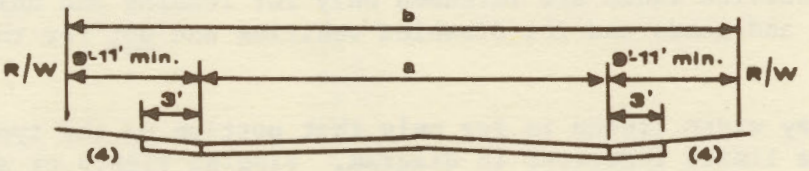
TYPICAL ROADWAY SECTION FOR URBAN AREAS

1. Curb and Gutter



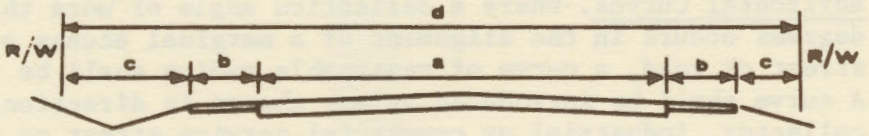
	Pavement Width (1) a	Right-of-Way (2) (3) b
A. Local Street		
2 lane with parking	40'	60'
B. Collector Street		
2 lane with left turn lane	40'	60'
2 lane with left turn & service lanes	56'	80'
4 lane	54'	80'
4 lane with service lanes	68'	90'
C. Arterial Street		
4 lane	56'	80'
4 lane with service lanes	74'	100'
4 lane with left turn lane	68'	90'
4 lane with left turn lane and service lanes	86'	110'

11. Valley Gutter



	Pavement Width (1)	Right-of-Way (2) (3)
A. Local Street		
2 lane with parking	38'	60'
B. Collector Street		
2 lane with left turn lane	38'	60'
2 lane with left turn lane and service lane	50'	80'
4 lane	52'	80'
4 lane with service lanes	64'	90'
C. Arterial Street		
Use 1-C or 111-B		

111. Shoulder



	a Pavement	b Shoulder	c Ditch	d Right-of-Way (2)
A. Local				
2 lane	22'	6'	16'	66'
B. Collector or Arterial				
2 lane	24'	10'	18'	80'
4 lane	48'	10'	18'	104'
4 lane with left turn lane	62'	10'	18'	118'

NOTES:

1. Except for local streets, pavement widths shown do not provide for on-street parking: service lanes are intended only for loading and unloading of passengers and goods and for disabled vehicles and not for the storage of vehicles.

2. Right-of-way width listed is for only that portion of the typical section between the limits indicated in diagram. Sloping rights or additional R/W will be required for cut and fill slopes outside these limits; these future slope areas beyond indicated R/W limits should also be kept clear of development until slopes have been constructed.

3. R/W widths greater than "minimum" are encouraged because they make for a safer, more aesthetic and more "comfortable" facility and permit future road-way widening without disrupting abutting property.

4. An eighteen inch (18") wide grass strip should be provided between the right-of-way boundary and the outside edge or back of any sidewalk constructed within the right-of-way. This arrangement will permit the placing of utility poles back of the sidewalk and at the same time retain a grass strip between the sidewalk and the curb or edge of pavement; both of these features are highly desirable, particularly from a safety viewpoint.

N. Sight Distance for Vertical Curves. Where vertical curves are used, the minimum sight distance shall be as follows:

	Design Speed MPH	Minimum Curve Radii	Minimum Stopping Sight Distance
Local	30 MPH	275 feet	200 feet
Collector	35 MPH	350 feet	240 feet
Arterial	40 MPH	500 feet	275.1 feet

O. Horizontal Curves. Where a deflection angle of more than ten (10) degrees occurs in the alignment of a marginal access or minor street or road, a curve of reasonable radius shall be introduced. A curve shall be introduced at any change in direction of a collector, industrial or commercial service street or major thoroughfare. On major thoroughfares the centerline radius of curvature shall be determined by the State Highway Department or City or County Engineer. On collector, industrial or commercial service streets, the centerline radius of curvature shall not be less than three hundred and fifty (350') feet. On minor streets the centerline radius of curvature shall not be less than one hundred and fifty (150') feet unless the topography of the land to be subdivided makes this impractical.

P. Street Grades. Grades on major thoroughfares shall be established by the State Highway Department, or City or County Engineers.

MAXIMUM GRADES

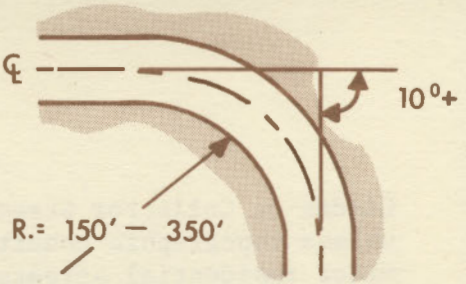
8%

MAJOR STREET

15%

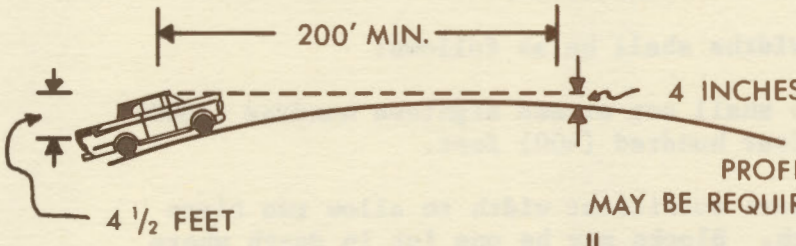
OTHER STREETS

HORIZONTAL CURVES



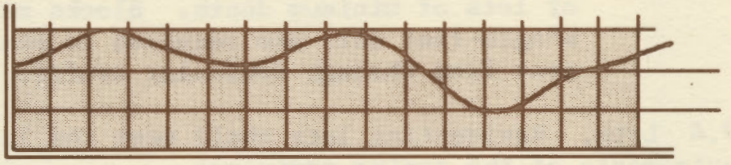
. . . RADIUS OF CURVATURE SHALL BE NOT LESS THAN 150' ON LOCAL STREETS AND NOT LESS THAN 350' ON ALL OTHERS.

VERTICAL CURVES



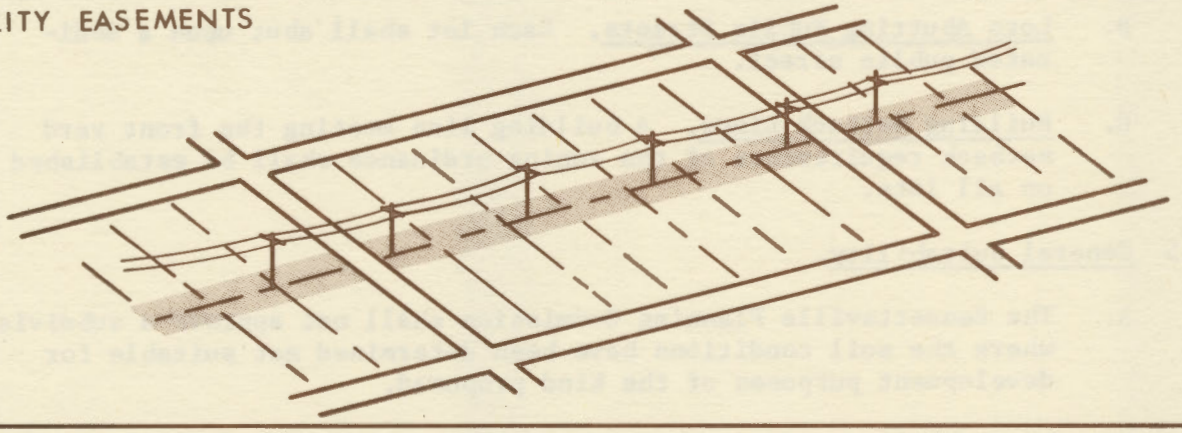
SCALE: 1" = 20' (MINIMUM)

PROFILES OF ALL STREETS MAY BE REQUIRED BY THE PLANNING COMM.



SCALE: 1" = 100' (MINIMUM)

UTILITY EASEMENTS



SUITABILITY OF THE LAND

Grades on Collector Streets shall not exceed eight (8) percent unless topographic conditions make this impractical. Grades on minor residential streets shall not exceed fifteen (15) percent, unless topographic conditions make this impractical. All streets shall have a minimum grade of not less than one-half of one percent.

7.2 Easements. Easements having a minimum width of ten (10) feet and located along the side or rear lot lines shall be provided s required for utility lines and underground mains and cables.

7.3 Blocks. Block lengths and widths shall be as follows:

A. Lengths. Block lengths shall not exceed eighteen hundred (1800) feet nor be less than four hundred (400) feet.

B. Widths. Blocks shall have sufficient width to allow two tiers of lots of minimum depth. Blocks may be one lot in depth where single-tier lots are required to separate residential development from through vehicular traffic or non-residential uses.

7.4 Lots. Residential lots shall meet the lot width, depth, and area requirements of the zoning ordinance.

A. Orientation of lot lines. Side lot lines shall be substantially at right angles or radial to street lines.

B. Lots Abutting Public Streets. Each lot shall abut upon a dedicated public street.

C. Building Setback Lines. A building line meeting the front yard setback requirements of the zoning ordinance shall be established on all lots.

7.5 General Suitability.

A. The Bennettsville Planning Commission shall not approve a subdivision where the soil conditions have been determined not suitable for development purposes of the kind proposed.

B. Land subject to flooding shall not be platted for residential occupancy or building sites.

C. Fill may not be used to raise land in area subject to flood, unless the fill proposed does not restrict the flow of water and unduly increase flood heights.

D. Any plat of a subdivision submitted to the Bennettsville Planning Commission for its approval, containing land subject to flooding, shall have such areas delineated and clearly marked as flood plains. For the purpose of these regulations, land subject to flooding shall be defined as any portion of land within one hundred (100) feet of a stream bank, except those streams for which detailed flood data has been published. Where subdivision development is proposed within one hundred (100) feet of a stream for which detailed flood data has not been published, the Planning Commission shall require detailed flood information for the particular area (certified by a registered engineer) before deciding whether or not such subdivision development can occur. The area subject to flooding shall not be delineated as less than the area which would be flooded based on the highest known crest.

S. C. STATE LIBRARY

ARTICLE VIII

PLANNED DEVELOPMENTS

8.1 Planned Developments. In order to prevent creation of traffic hazards, insure the provision of off-street parking and the provision of necessary utilities, plans for planned developments such as mobile home parks, apartment complexes, and commercial complexes where the site is not subdivided into lots and public streets, but is retained in one ownership, shall be submitted to the Bennettsville Planning Commission for review and approval. Such plans shall show the following information:

A. A plat of the property drawn to a scale of at least one hundred (100) feet to one (1) inch.

B. The location of the parcel of land with respect to adjacent rights-of-way.

C. The shape, dimensions, and location of all buildings, existing and proposed, on said parcel.

D. The nature (commercial, industrial, etc.) of the proposed uses of the buildings and/or land.

E. Topography of the site by contours at vertical intervals of not more than two (2) feet.

F. The location and dimensions of off-street parking and loading space and the means of ingress and egress to and from such space.

G. The location and size of all proposed utilities and storm drainage facilities.

H. Such other information as the Bennettsville Planning Commission may deem necessary because of the physical characteristics peculiar to the particular development.

I. Standards. The standards for Planned Developments shall be as shown in the zoning ordinance.

J. Enforcement of Group Development Requirements. No building permits shall be issued and no connection to a public water system or public sewer system shall be made until the plans for the planned development have been approved by the Planning Commission and so noted on prints of the development plan.

8.2 Experimental Developments

A. Intent. It is not the intent of these regulations to freeze new developments into any single type of design. It is, however, the intent of these regulations to insure that all new developments shall contribute to the building of economically sound and desirable living areas within the community with all necessary services and facilities.

B. Authority to Modify Standards. In order to provide the subdivider with maximum flexibility in the design and character of new residential developments, the Planning Commission is hereby authorized to modify the standards and requirements of these regulations in the case of a plan for an experimental subdivision or planned neighborhood unit, which, in the judgement of the Planning Commission, provides adequate public spaces for the circulation, recreation, light, air and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the plan.

C. Maintenance of Spirit of Regulations. Any development or subdivision approved under this section shall maintain the objectives, purposes and intent of these regulations.

ARTICLE IX

VARIANCES

9.1 Variances. When, due to the peculiar shape of topography of a tract of land or other unusual condition, it is impractical for a developer to comply with the literal interpretations of the design requirements of these regulations, the Planning Commission shall be authorized to vary such requirements provided the intent and purposes of these regulations are not violated.

ARTICLE X

VIOLATIONS AND PENALTIES

10.1 Violations and Penalties. The owner or agent of the owner of any land to be subdivided within the municipality who transfers or sells or agrees to sell or negotiate to sell such land by reference to or exhibition of, or by other use of a plat or subdivision of such land before such plat has been approved by the Planning Commission and recorded in the office of the clerk of the court in and for the county, shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished in the discretion of the court; and the description of the metes and bounds in the instrument of transfer shall not exempt the transaction from these penalties. The municipality may enjoin such transfer or sale or agreement by appropriate action.

ARTICLE XI

LEGAL STATUS PROVISIONS

11.1 Interpretation. The regulations expressed in this document shall be considered as the minimum provisions for the protection of the health, safety, economy, good order, appearance, convenience, and welfare of the general public.

11.2 Conflict with Other Laws, Ordinances, or Regulations. Whenever the requirements made under authority of these regulations impose higher standards than are required in any other statute or local ordinance or regulation, provisions of these regulations shall govern. Whenever the provisions of any other statute or local ordinance or regulation impose higher standards than are required by these regulations, the provisions of such statute or local ordinance or regulation shall apply.

11.3 Separability. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such a declaration shall not affect the ordinance as a whole, or any other part thereof other than the part so declared to be unconstitutional or invalid.

11.4 Amendments. The Planning Commission shall hold a public hearing on any amendment to these regulations prior to its adoption, notice of which shall be given not less than fifteen (15) nor more than thirty (30) days prior to the hearing date. The notice of hearing shall be made in a newspaper having general distribution in the area of jurisdiction.

11.5 Effective Date. These regulations shall take effect on and after _____.

Certified by the Bennettsville Planning and Zoning Commission: March 16, 1972.

Approved and adopted by the Mayor and Council of the City of Bennettsville, South Carolina.

ATTEST:

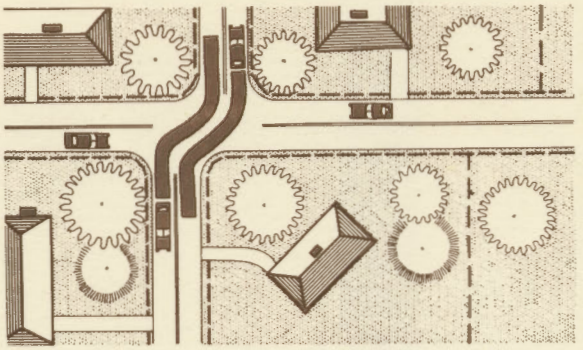
_____ City Clerk

_____ Mayor

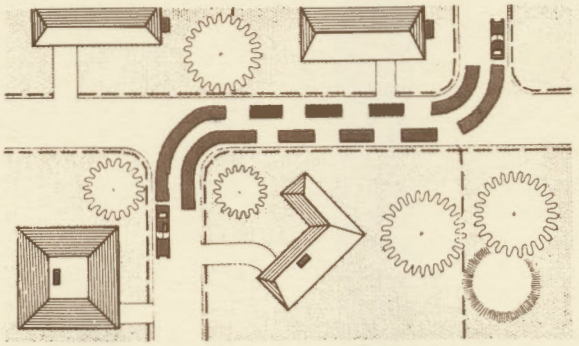
APPENDIX

INTERSECTIONS

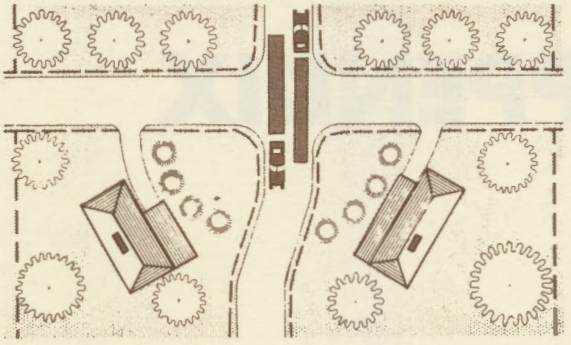
short street jogs create hazardous driving conditions



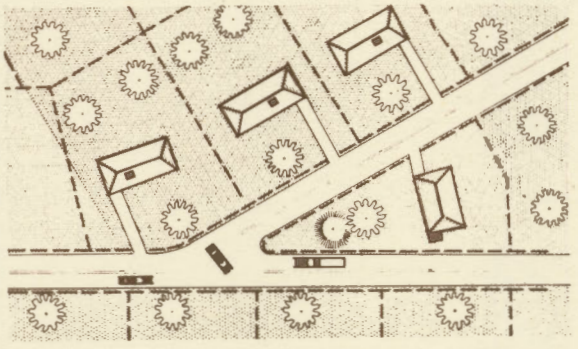
streets offset a minimum of 200'



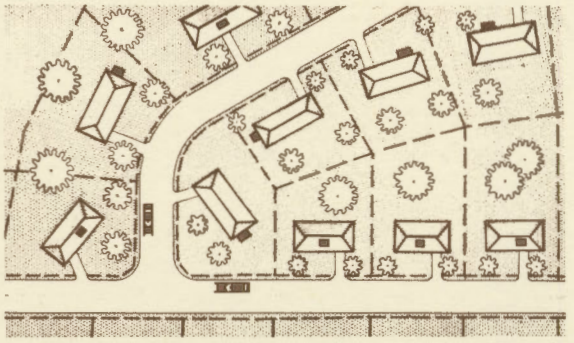
street jogs may be eliminated through proper design



sharp angle intersections:
create traffic problems
reduce sight distances
produce improper lotting

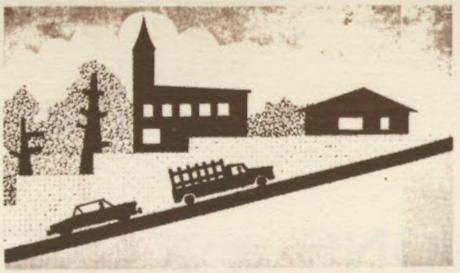


right angle intersections result in good lotting and proper sight distances



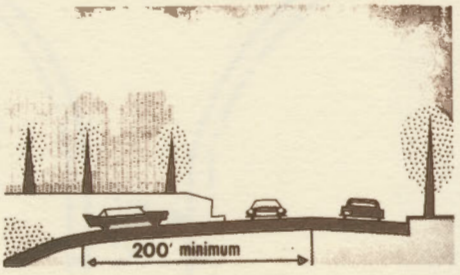
GRADES

excessive grades on any street create traffic and drainage problems



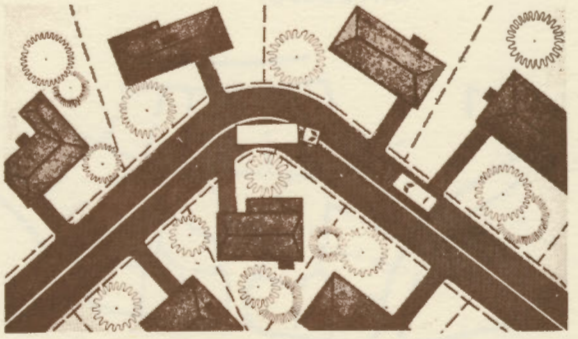
steep grades at intersections reduce sight distances and hinder vechicle control

street grades should be flattened out within 200 feet of intersections

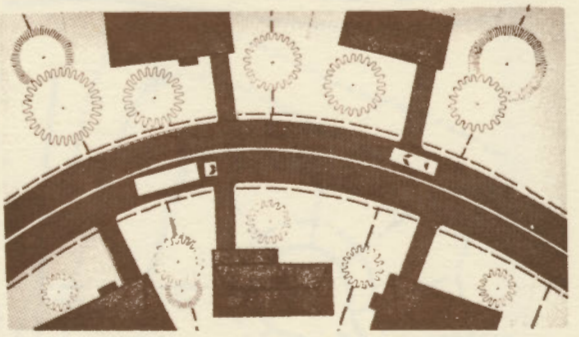


CURVES

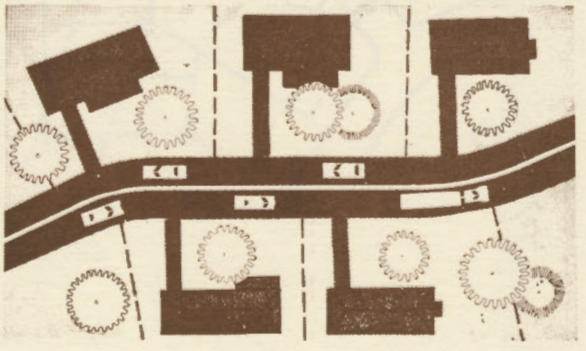
sharp curves reduce sight distances and difficult shaped lots result



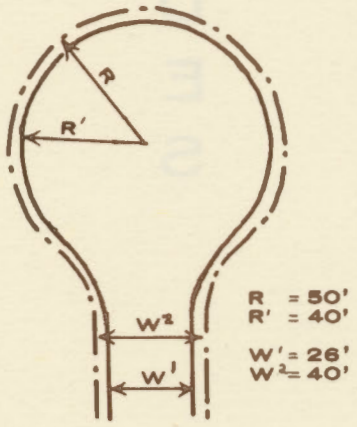
proper curvature results in ample sight distances and good lotting



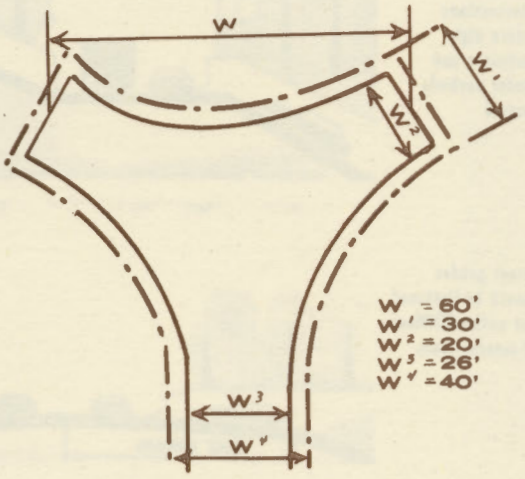
a tangent between reverse curves produces longer sight distances



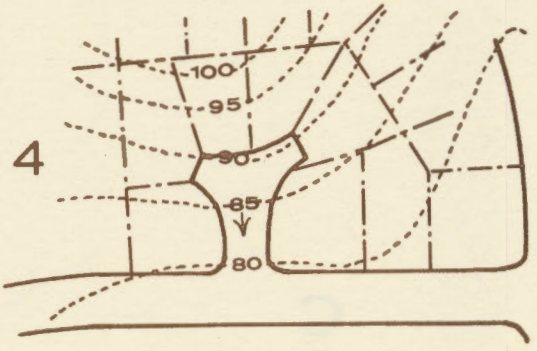
CUL-DE-SACS: DESIGNS and USES

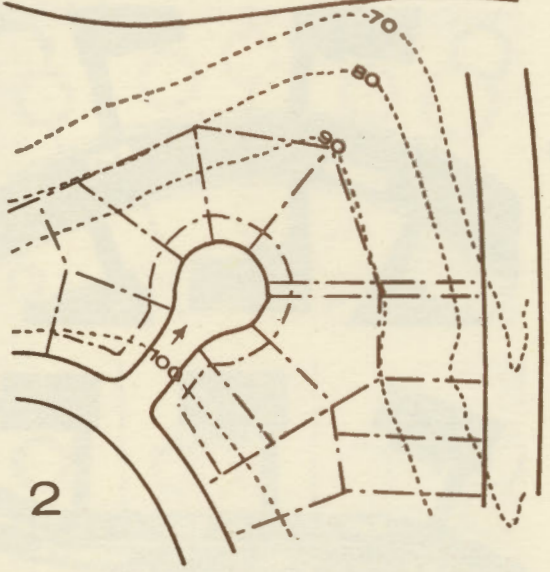


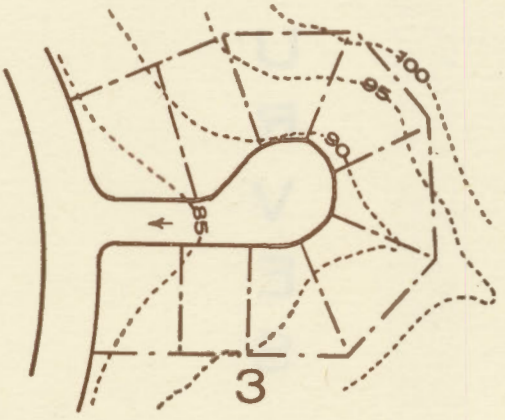
CIRCULAR



Y- Type



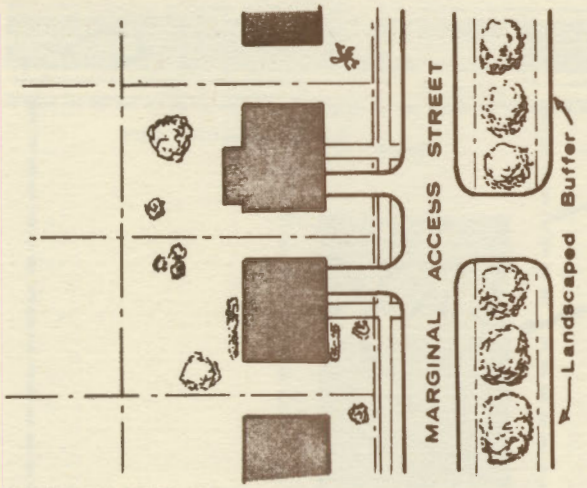




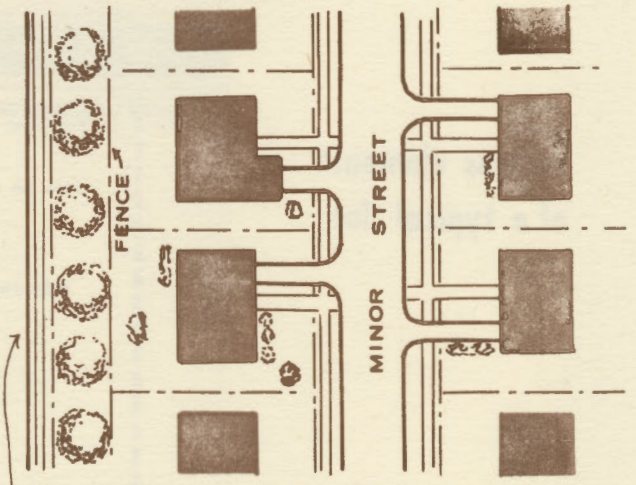
CUL-DE-SACS: USES

1. Proper lotting for single-family houses
2. Downhill conditions for cul-de-sac
3. Uphill conditions for cul-de-sac
4. "Y" terminal for cul-de-sac

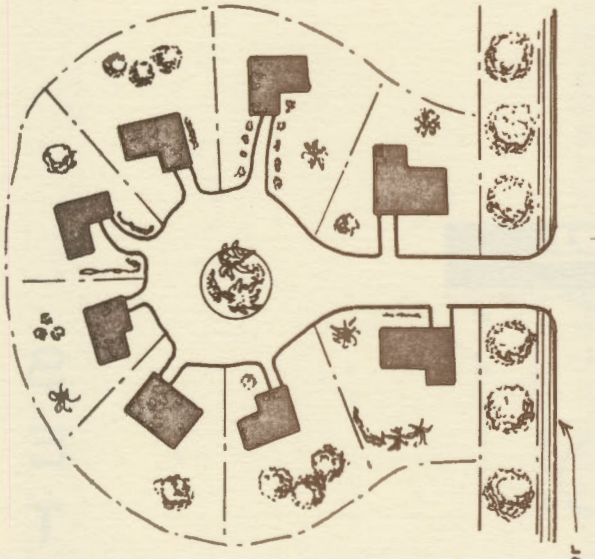
METHODS OF SUBDIVIDING ALONG MAJOR THOROUGHFARES



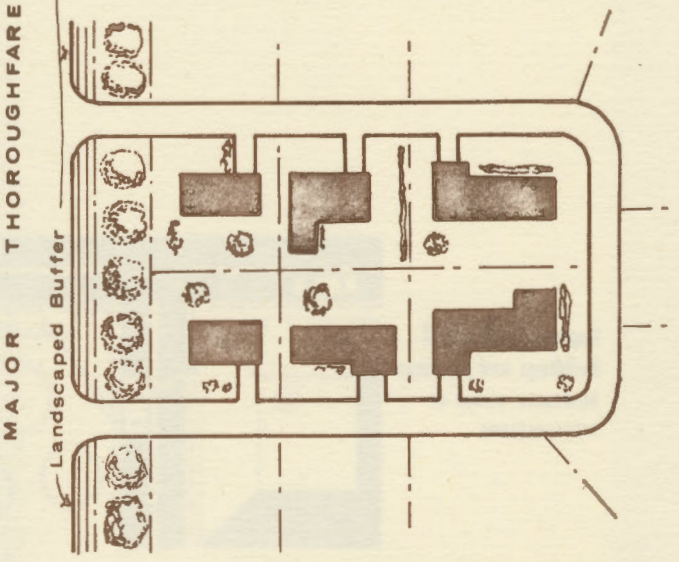
FACING HOUSES ON MARGINAL ACCESS STREET WITH LANDSCAPED BUFFER



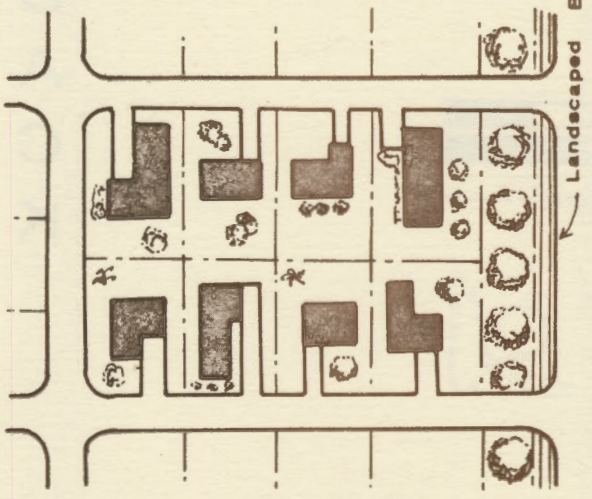
FACING HOUSES ON MINOR STREET WITH LANDSCAPED BUFFER ALONG REAR LOT LINES



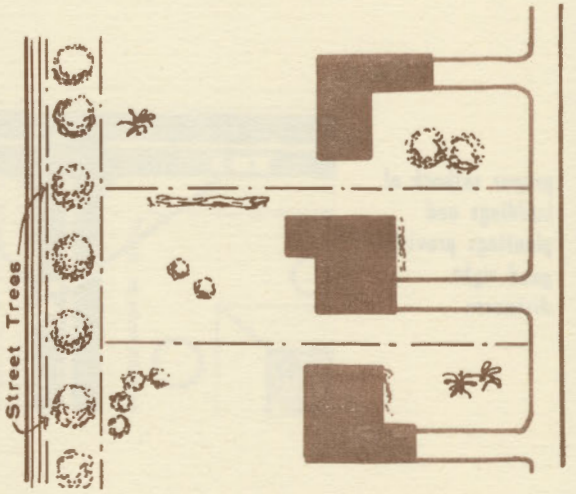
FACING HOUSES ON CUL-DE-SACS



FACING HOUSES ON LOOP STREETS



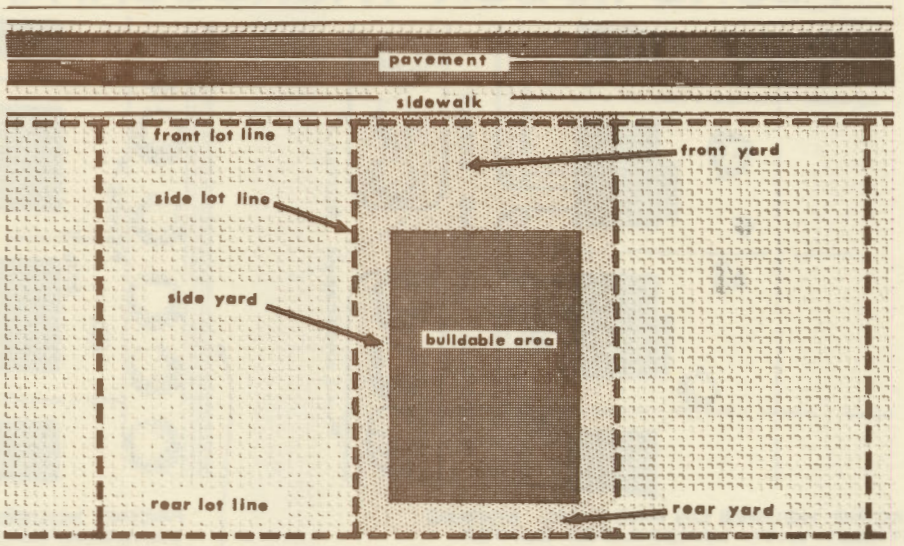
FACING HOUSES ON SIDE STREET



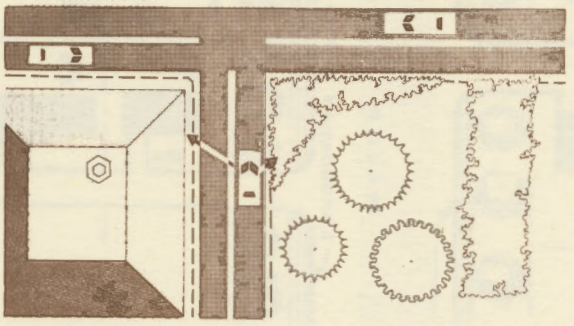
FACING HOUSES ON MAJOR THOROUGHFARE ON DEEP LOTS WITH STREET TREES

SETBACK

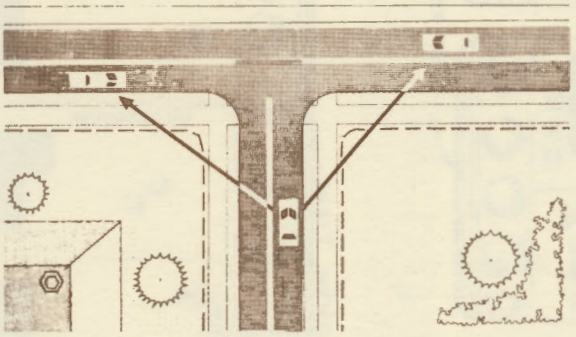
various elements of a typical lot



improper setback of buildings and plantings obstructs vision at intersections



proper setback of buildings and plantings provides good sight distances

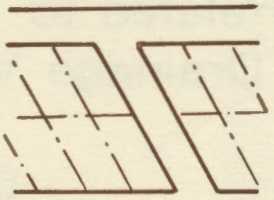


LOT DESIGN

When diagonal streets cannot be avoided

This way

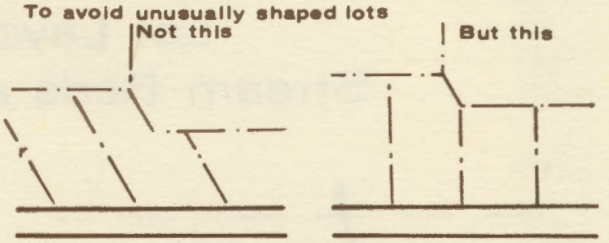
Not this



To avoid unusually shaped lots

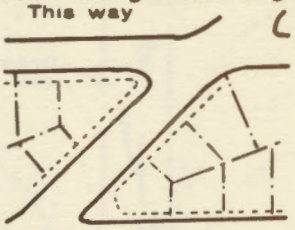
Not this

But this

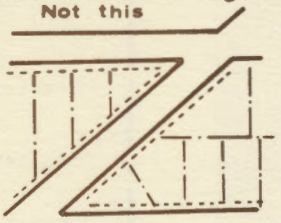


When existing intersecting streets form acute-angle intersection

This way



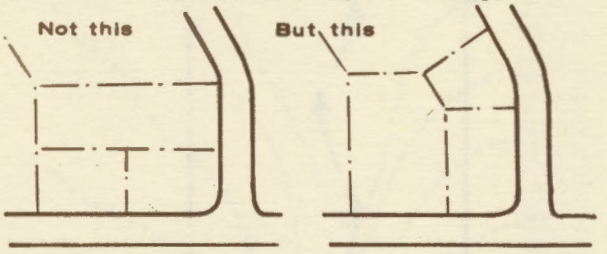
Not this



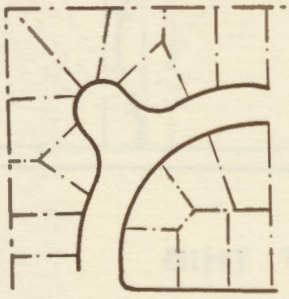
To create a desirable corner lot

Not this

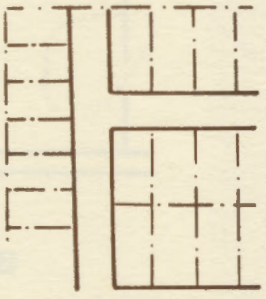
But this



Where future street extentions are not required in corners of the property



This way

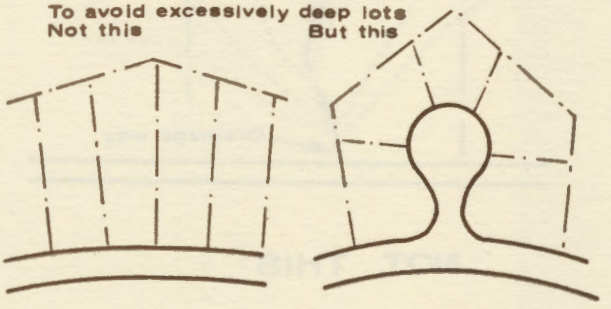


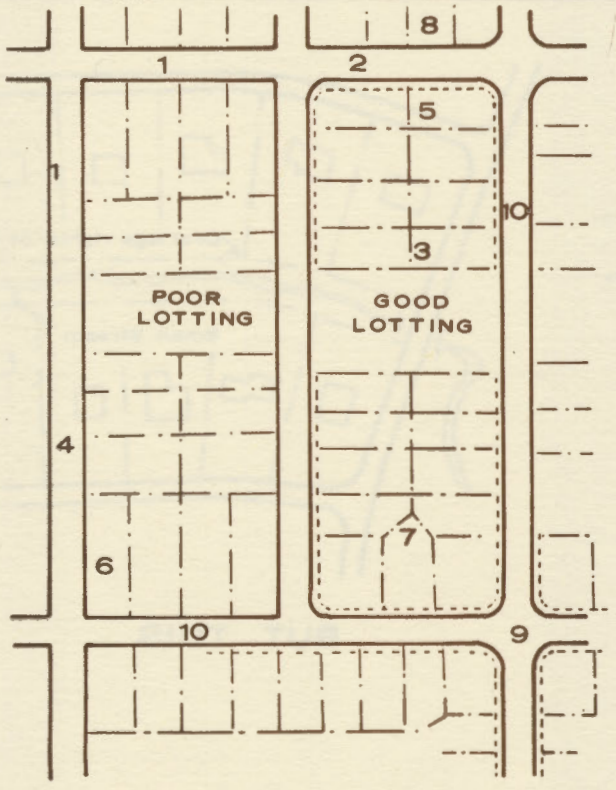
Not this

To avoid excessively deep lots

Not this

But this



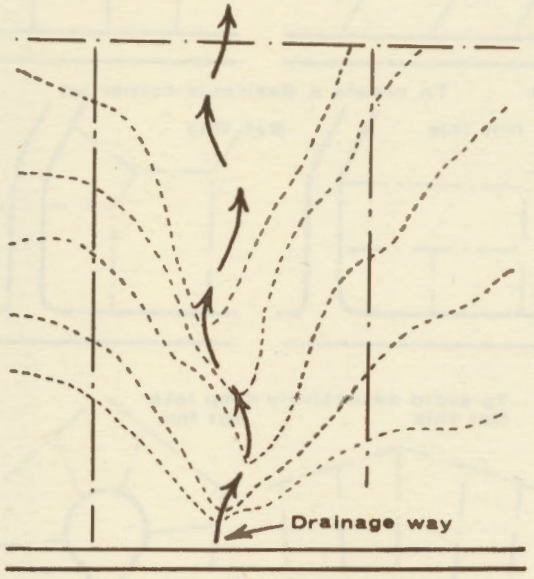


EXPLANATION

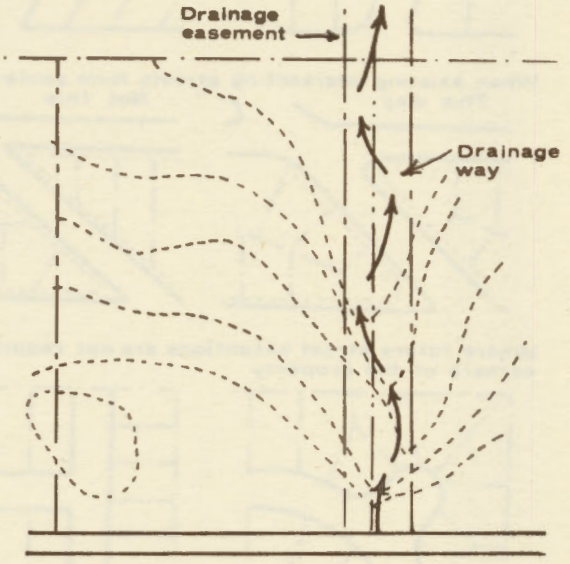
Diagram Showing Good and Poor Lotting Practice

1. Excess underground utilities at end of block required
2. No underground utilities at end of block
3. Rear utility easment unless underground power lines are installed in street
4. Street overhead and underground utilities
5. Increased corner lot width
6. Corner lots too narrow; corner lots should have greater width than interior
7. Good use of butt lot
8. Butt lots require extra utilities with bad view down rear lot line
9. Good lotting at street intersection
10. Required underground utilities

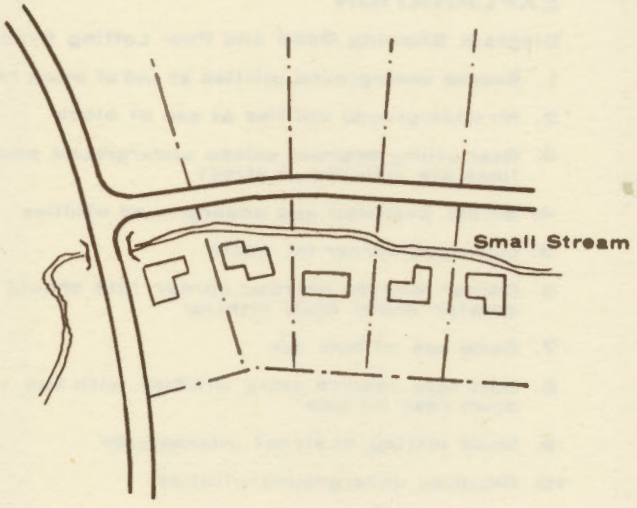
Lot Layout Related to Stream Beds and Drainage Way



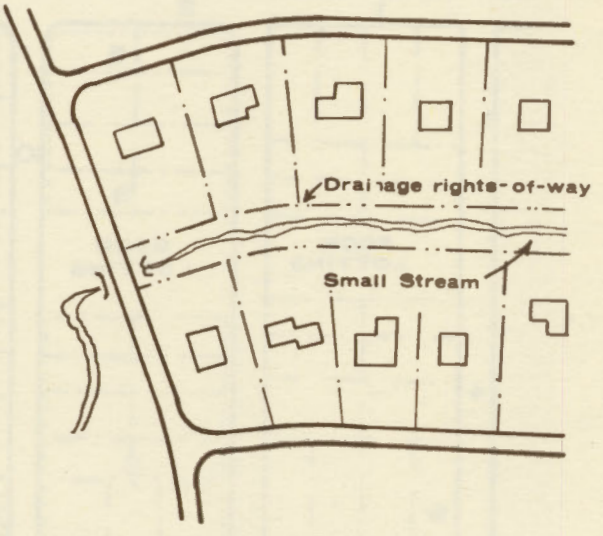
NOT THIS



BUT THIS



NOT THIS



BUT THIS

(Example)
PERFORMANCE BOND

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

WHEREAS, the Principal and Surety have submitted a final plat of the Subdivision, known as _____ Subdivision, located in Bennettsville, South Carolina, for approval of the Bennettsville Planning and Zoning Commission, which approval is a condition precedent to the right of the Principal to have registered in the office of the Clerk of Court of Marlboro County, South Carolina, such plat of said Subdivision; and

WHEREAS, the City of Bennettsville Planning and Zoning Commission is unwilling to approve said plan of said Subdivision for registration until all improvements are completed; and

WHEREAS, it is estimated by the developers that there are approximately _____ _____lin. ft. in length and _____ft. in width in said streets, and _____ feet of _____ inch water line, and _____feet of _____inch sewer line, and that the cost of providing these facilities would be estimated as follows:

(a) Paving and/or curbing of said streets, furnishing labor and material for work in connection therewith $_____
(b) Installation of water line in the amount of $_____
(c) Installation of sewer lines in the amount of $_____

WHEREAS, under the rules and regulations for land subdivision adopted by the City of Bennettsville, it is permissible for the Principal, in lieu of the completion of said improvements prior to seeking the final approval, to execute a bond or other surety that said improvements will be provided; and

WHEREAS, the City of Bennettsville Planning and Zoning Commission is willing to approve the final plat of said Subdivision of registration upon the execution of a bond or other surety in the sum of _____ ($_____) Dollars, within a period not to exceed twelve (12) months from the date hereof, complete the installation of improvements listed above for the specifications as hereinabove set forth, and obtain approval from the City of Bennettsville Planning and Zoning Commission to that effect.

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

THIS _____, 19_____.

S. C. STATE LIBRARY

_____
Principal

JUL 7 1972

Approved:_____
City Attorney

_____
Surety