

# THE TOWN OF RIDGELAND

## SUBDIVISION REGULATIONS

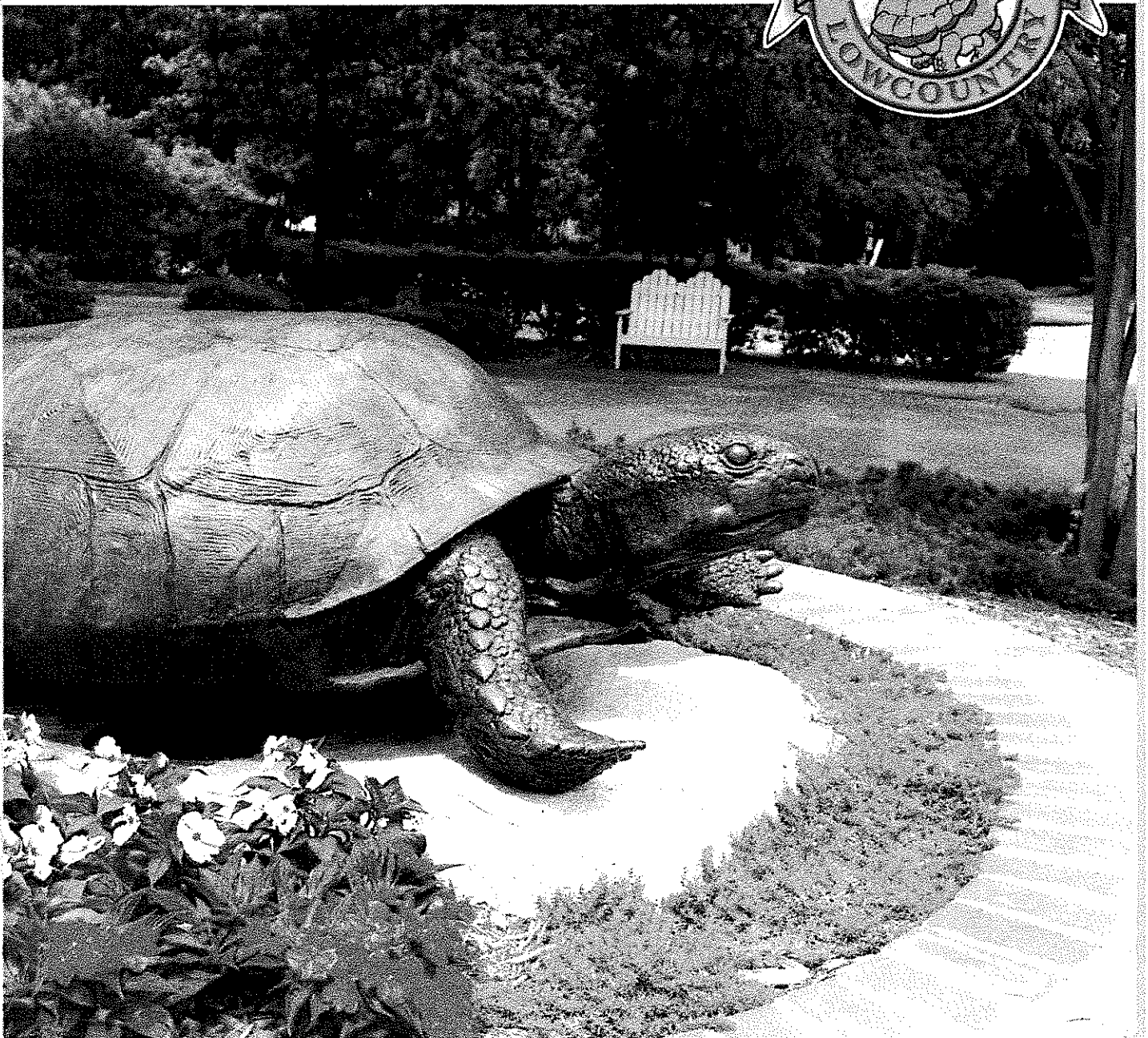
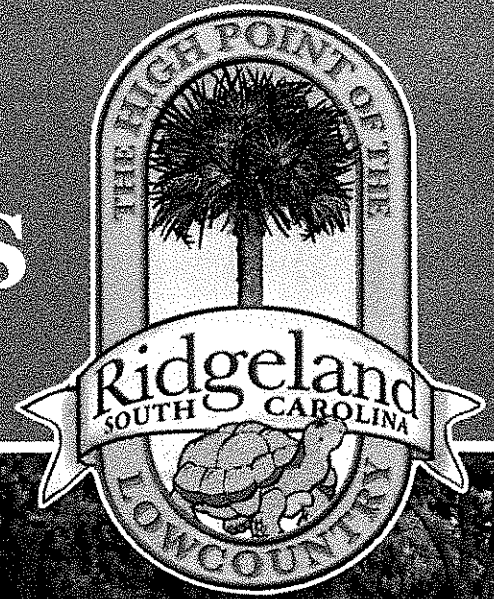




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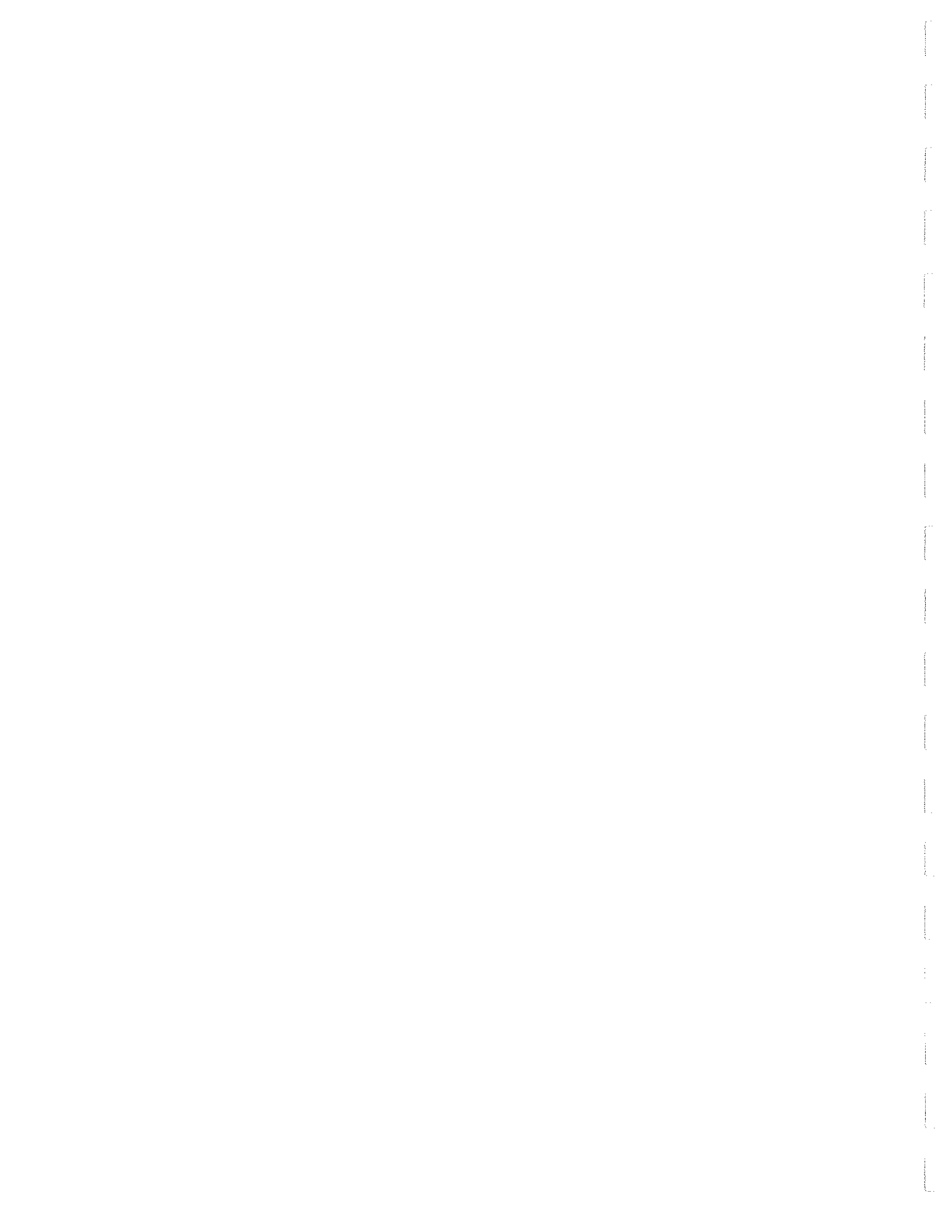
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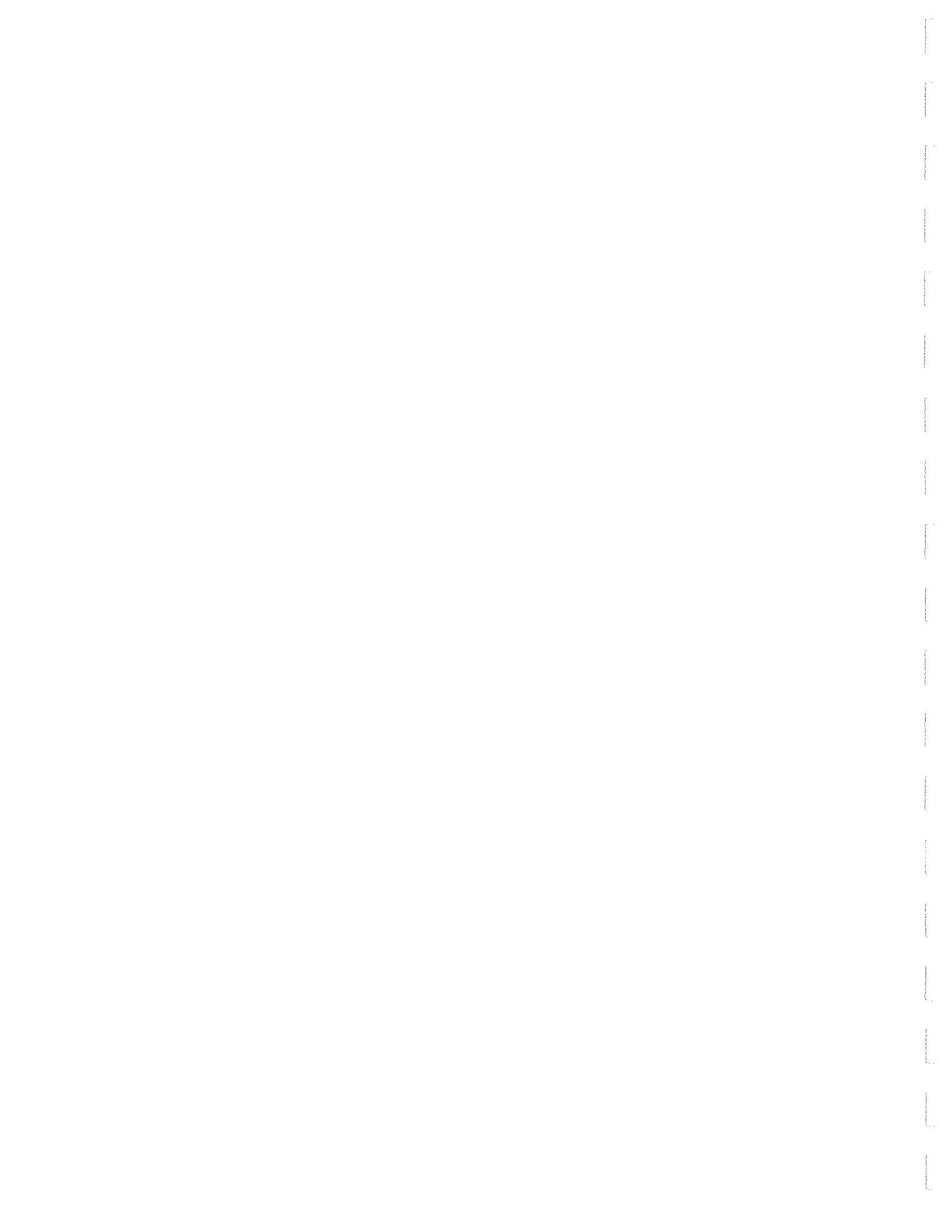
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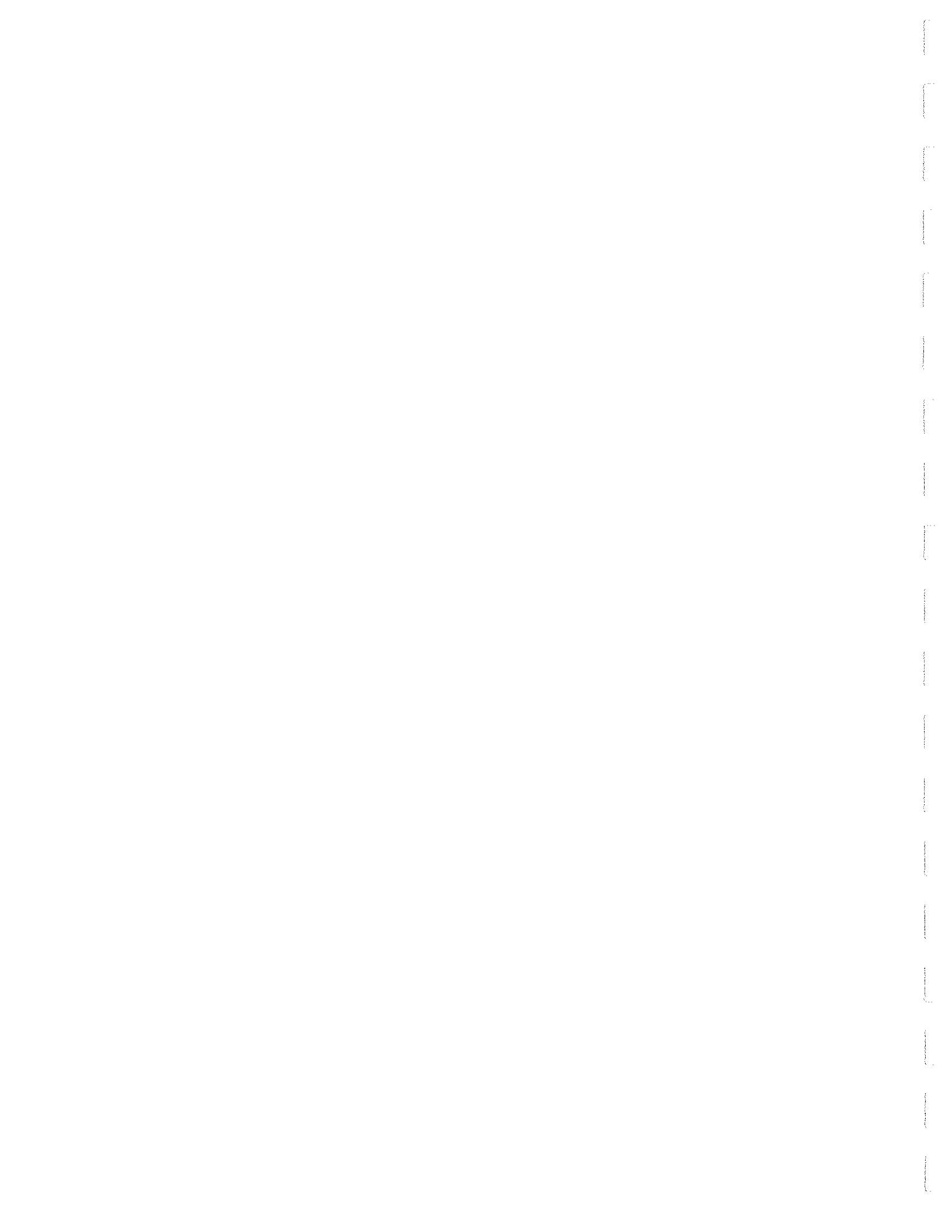
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ARTICLE 1

GENERAL

- 1-1 Preamble The subdivision and use of land is a technical and business venture which not only affects the immediate return to the investor in land and the value of land on which he may wish to build, but it also involves for the local government specific items of cost and income for the years to come which must be weighed at the time that a subdivision is under consideration. The Town of Ridgeland, S. C. assures to the maximum degree possible the means whereby land can be developed for the highest possible use with all of the necessary protection against deteriorations and obsolescence.
- 1-2 Purpose The public health, safety, morals and general welfare require the harmonious, orderly, and progressive development of land within the Town of Ridgeland, S. C. In furtherance of of this purpose these regulations are adopted to assure, in general, the wise development of new areas in harmony with official community plans for future development.
- 1-3 Authority These subdivision regulations are adopted under authority granted by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994.
- 1-4 Jurisdiction These regulations shall govern the subdivision and use of land within the Town of Ridgeland, S. C.





## ARTICLE 2

For the purpose of these regulations, the following words and terms are defined as follows:

### 2-1 Words

2-1. 1 Words used in the present tense include the future tense.

2-1. 2 Words used in the singular number include the plural and words used in the plural include the singular.

2-1. 3 The word "shall" is mandatory and "may" is discretionary.

2-2 Building Line - A line beyond which no foundation wall or part of the structure of any building shall project with the exception of the subsurface projection of footings.

2-3 Crosswalk - A right-of-way within a block dedicated to public use, intended primarily of pedestrian use designed to provide access to adjacent roads.

2-4 Easement - A grant to the general public, a corporation, or a certain person or persons of a parcel of land for a specific purpose or use.

2-5 Health Department - The public health department having jurisdiction over the land area in which the proposed Subdivision is located.

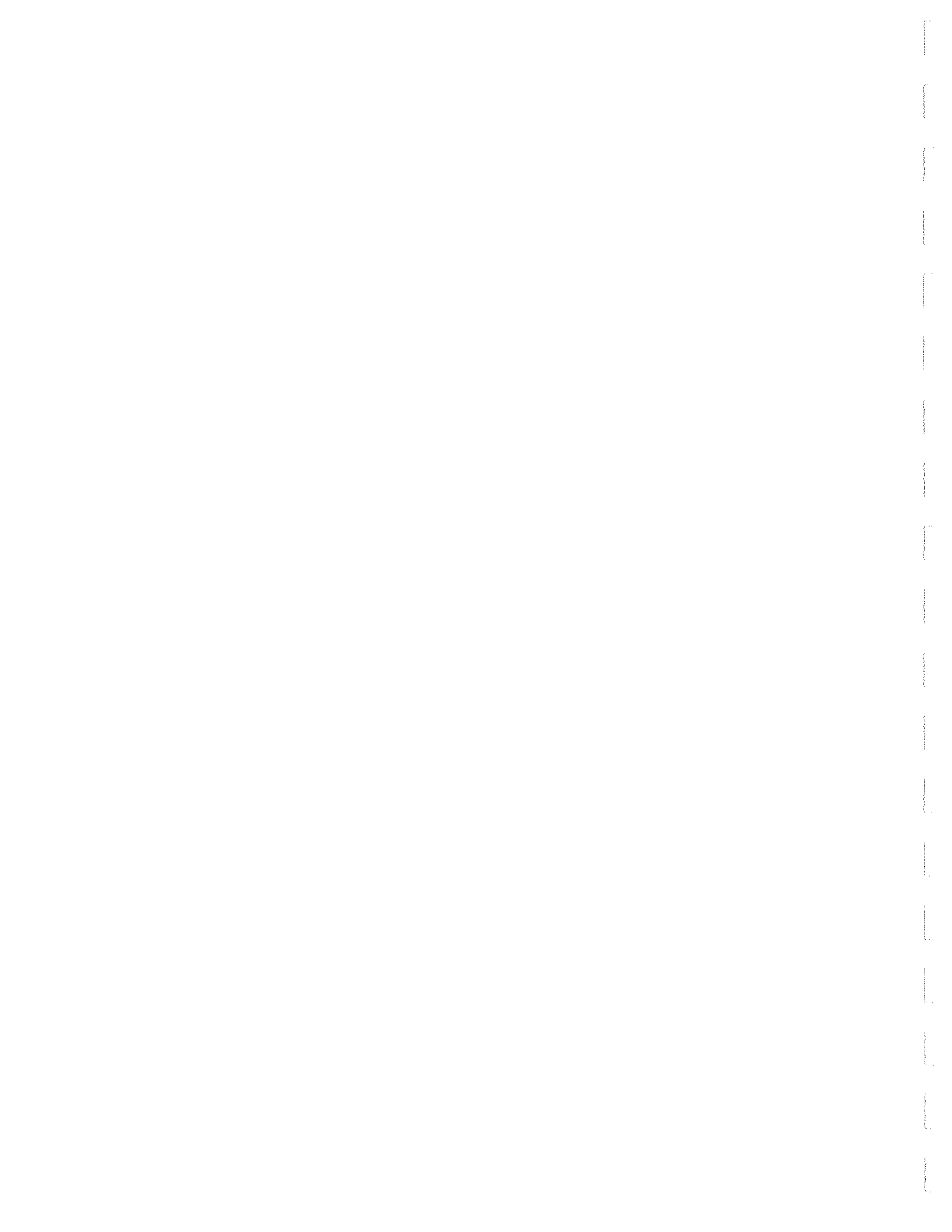
2-6 Lot - A portion of a subdivision intended as a unit for transfer of ownership or for development or both. The word "lot" includes the word "plat" or "parcel" or "tract."

2-7 Lot Width - The width of the lot at the building line measured parallel to the street right-of-way line or in the case of a curvilinear street parallel to the chord of the arc between the intersection of the side lot lines and the street right-of-way line.

2-8 Planning Commission - The Town of Ridgeland Planning Commission.

2-9 Streets - The word street includes any street, avenue, boulevard, road, highway, freeway, lane, alley, court, and other way.

2-9.1 Arterial (Major Thoroughfare): A street which is expected to carry greater volume of traffic over greater distances than other streets.



2-9.2 Collector: A street which generally collects traffic flows from interior spaces and brings it to an arterial. Collectors can also connect two or more arterial routes providing an alternate route of travel for certain traffic. Generally, collectors carry less traffic over less distance than arterial.

2-9.3 Local (Minor Street): A street other than an arterial or collector which primarily provides access to interior land uses.

2-10 Subdivider - Any person, firm or corporation who undertakes the subdivision of land as defined herein.

2-11 Subdivision - The division of a tract or parcel of land into two (2) or more lots, building sites or other divisions for the purpose, whether immediate or future, of sale or building development. It includes all division of land involving a new street or a change in existing streets and the recombination of land previously divided. The following shall not be included within this definition nor be subject to these regulations:

\*2-11.1 The combination or recombination of portions of previously platted lots where the total number of lots is not increased and streets not affected.

\*\*2-11.2 The division of land into parcels of five (5) acres or more where no new streets or widening of an existing street is involved.

2-11.3 The partition of land by Court decree.

2-11.4 The Subdivider received the approval of construction plans by the appropriate governmental agencies, or where the construction of streets or utilities began prior to the adoption of these regulations.

\* Interpretation of 2-11.1 above, the term "previously platted" shall mean platted, approved, and recorded, if such lots were created in accordance with subdivision regulations in effect at the time of their creation, or created as a result of land division and recorded prior to existence of applicable subdivision regulations.

\*\* Interpretation of 2-11.2 above, the phrase "where no new street or widening of an existing street is involved" shall be construed as meaning that any such parcel shall have at least twenty-five (25) feet of frontage on any approved existing state or county owned and maintained street, and no new street construction is involved.



ARTICLE 3

PROCEDURE FOR PLAT APPROVAL

3-1 Steps

The procedure for review and approval of a Subdivision Plat consists of three (3) separate steps. These are:

3-1. 1 Review of Sketch Plan-

3-1. 2 Review and approval of Preliminary Plat, and

3-1. 3 Review and approval of Final Plat.

Steps 3-1. 1 and 3-1. 2 shall be completed prior to making any street improvements and installing any utilities. Step 3-1.3 shall be completed prior to sale of any lots, recording any portion of the plat of the proposed subdivision, or issuance of a building permit for construction of buildings, except as provided in Section 10-3 of these regulations.

3-2 Procedures:

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

3-2. 1 Sketch Plan:

- a. The subdivider shall submit at least six (6) copies of a Sketch Plan prepared in accordance with these regulations to the staff of the Planning Commission for review and approval .
- b. The staff shall notify the following agencies for their "Information Only":
  - (1) Recreation Commission
  - (2) School District
  - (3) Telephone Company
  - (4) Fire Department
  - (5) Town Council
- c. The staff shall approve or disapprove or require modification of the Sketch Plan within fifteen (15) days. The staff shall also present the Sketch Plan as approved or modified at the next regular Planning Commission Meeting. Staff submission is for informational purposes only and no action is required by the Planning Commission.



If the Sketch Plan was disapproved by the staff or if the staff required modifications with which the subdivider does not agree, the subdivider may appeal the staff's action in writing to the Chair of the Planning Commission. The Planning Commission shall approve, disapprove, or approve with modification the Staff's action within 30 days of receipt of the appeal. Pertinent comments and recommendations shall be noted in the minutes. Additionally, the subdivider shall be notified by the staff, in writing, within seven working days following the meeting of the action taken on his appeal by the Planning Commission.

3-2. 2 Preliminary Plat:

a. The subdivider shall submit at least six (6) copies of a Preliminary Plat prepared in accordance with these regulations along with the required supporting data to the staff of the Planning Commission for review and approval. Upon determination by the planning staff that the layout shown on the Preliminary Plat is in conformity with the approved Sketch Plan, the staff shall submit these plans to the following agencies for review and approval, as applicable:

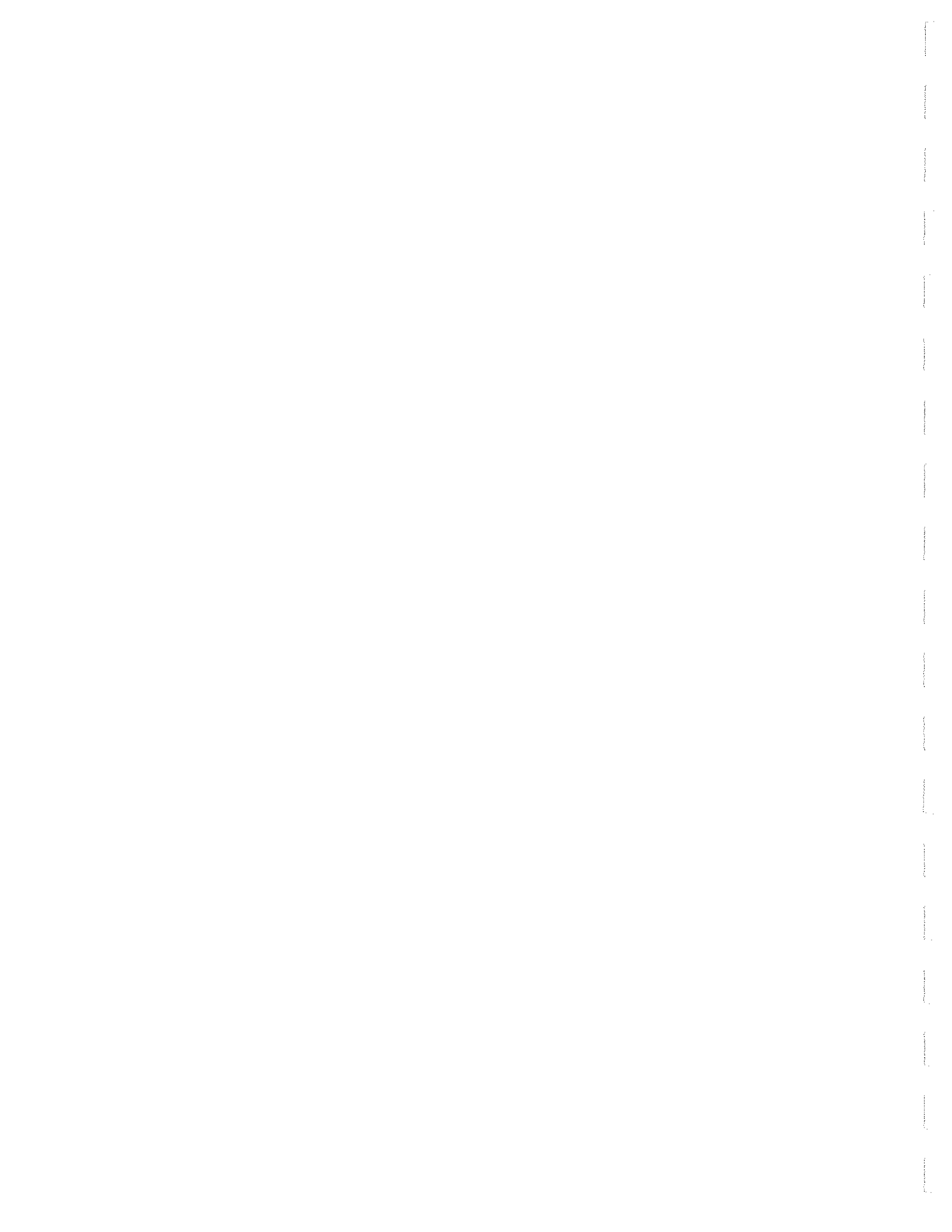
- (1) Town Engineer
- (2) Soil and Water District
- (3) Water/Sewer Director
- (4) Planning Commission

b. The staff shall submit the preliminary plan, together with all comments and approvals from state and federal agencies, to the Planning Commission within 30 days from receipt of the plan and all required permits.

c. The Planning Commission shall review and approve, disapprove or approve with modification the Preliminary Plat at the meeting at which it is submitted. Pertinent comments and recommendations shall be noted in the minutes of the Planning Commission meeting.

3-2. 3 Final Plat:

a. After completion of the physical development (or upon acceptance of a surety bond) of all or part of the area as shown on the Preliminary Plat, the subdivider shall submit to the staff of the Planning Commission at least ten (10) prints of the Final Plat prepared in accordance with the provisions of these regulations along with the required certificates executed by the Planning Staff that the layout shown on the Final Plat is in conformity with the approved Preliminary Plat. The staff shall submit the plat to the following agencies for review and approval, as applicable:





- (1) Town Engineer
- (2) Soil and Water District
- (3) Director of Public Works
- (4) Planning Commission

b. Upon receipt of the approval of the completed physical improvements or the proposed bond by the appropriate agencies the Planning Commission shall take action on the Final Plat. However, failure of the Planning Commission to act within thirty (30) days after submission of the Final 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.

c. In the event the Final Plat is disapproved, the grounds for such disapproval shall be noted in the minutes of the Planning Commission and a copy of such minutes provided to the subdivider. However, upon such disapproval of the Final Plat the subdivider shall have the right of appeals to the court of law. Upon the approval of a Final Plat by the Planning Commission, the prints shall be stamped with the appropriate certificate of the Planning Commission and returned to the subdivider. The 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 an acceptance by the public of the dedication of any street or any other ground shown on the plat. In no case shall the Planning Commission disapprove of a Final Plat of a subdivision which:

- (1) Meets the requirements of a Final Plat set forth in these regulations, and
- (2) Conforms to an approved Preliminary Plat, and
- (3) Has all the required improvements installed and approved.

### 3-3 Final Plat Submittal Only

Subdivisions which do not involve the platting, construction or opening of new street, water or sewer facilities, or improvements to existing streets shall be accepted by the Planning Commission in the form of a Final Plat. The Final Plat shall comply in all respects to the regulations. Sketch Plans and Preliminary Plats are not required in such cases.

### 3-4 State and Federal Permits and Approvals:

**THE SUBMITTAL OF PLANS TO STATE AND FEDERAL REGULATORY AGENCIES FOR REQUIRED PERMITS IS THE RESPONSIBILITY OF THE SUBDIVIDER.** Preliminary Plat approval will not be given unless all required permits agencies are on hand.



ARTICLE 4

PLAT REQUIREMENTS

4-1 Sketch Plan- The Sketch Plan shall be prepared in accordance with the following requirements:

4-1.1 The Sketch Plan shall be drawn at a scale not less than two hundred (200) feet to one (1) inch.

4-1.2 The Sketch Plan shall include a Vicinity Map at a scale of not less than one (1) inch equals one (1) mile showing the relationship of the proposed subdivision to surrounding development.

4-1.3 The Sketch Plan shall show:

- a. Total acreage in the tract to be subdivided;
- b. Tentative street and lot arrangement;
- c. Approximate right-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 and all existing street intersections surrounding the subdivision;
- g. Topography by contours at vertical intervals of not more than five (5) feet extending at least one hundred (100) feet outside the proposed subdivision; and
- h. Proposed name of subdivision.

4-1. 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.

4-2 Preliminary Plat - The Preliminary Plat shall meet the minimum standards of design set forth in these regulations and shall include the following information:

4-2. 1 Scale of Plat: The Preliminary Plat shall be drawn to a scale of not less than one (1) inch equals on hundred (100) feet.

4-2. 2 Plat Information:



- a. Proposed name of subdivision, and name of 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 (1) inch equals one (1) mile showing the relationship of the subdivision to the surrounding area;
- d. Acreage to be subdivided and the number of lots;
- e. Boundaries of the tract to be subdivided with all the bearings and distances indicated. The boundary survey shall be to such a degree of accuracy that the error of closure is not greater than 1:2,500.

4-2.3 Existing Conditions:

- a. Topography by contours at vertical intervals of not more than five (5) feet and extending at least one hundred (100) feet outside the subdivision.
- 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 a resubdivision, a copy of existing plat with proposed resubdivision superimposed thereon.
- e. Location of streams, lakes, swamps, waters of the United States and land which is subject to flooding based on a one hundred (100) year flood frequency.
- 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 right-of-way and show location of poles and 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 sewer shall be shown.
- i. The acreage of each drainage area affecting the proposed subdivision.



j. All elevations shall refer to Mean Sea Level Datum where public water and/or public sewers are to be installed.

k. Location of Town Limit lines and County lines, if applicable.

4-2. 4 Proposed Conditions

a. Layout of streets, 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, included building setback lines; scales dimension on lots; lot and block numbers; and utility easements with width and use

d. Preliminary plan of sanitary sewer system with pipe size, grade, and invert elevations; and location of manholes, and points of discharge.

e. Preliminary plan of storm sewer system with pipe size, grade, and invert elevation; and location of manholes and outlets. Storm sewers shall be sized to accommodate runoff from at least a ten (10) year frequency rainfall.

f. Preliminary plan 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 a single-family residential (if any).

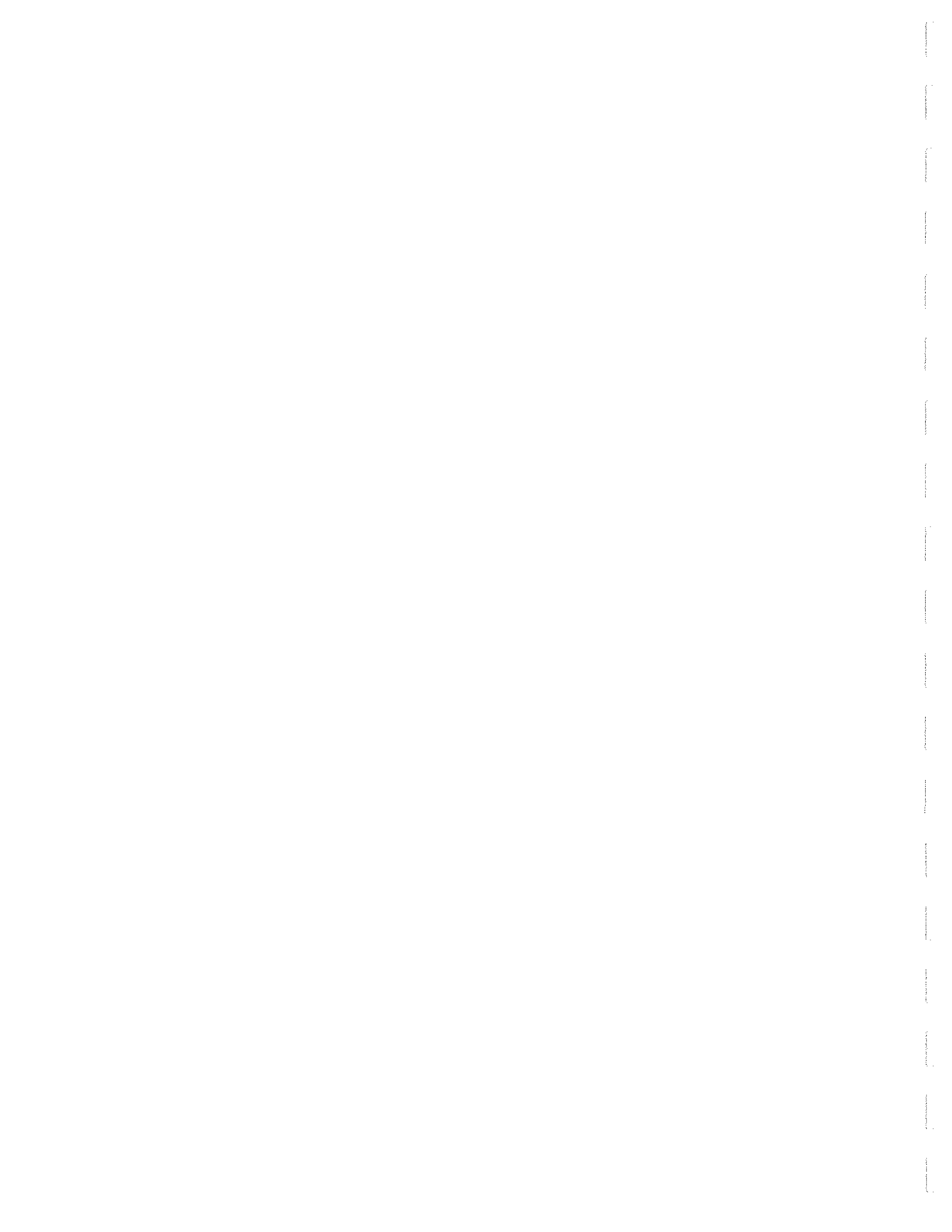
i. Proposed major contour changes in areas which are substantially cut and/or filled.

j. Total number of lots, total acreage, total length of new streets.

4-3 Final Plat - The Final Plat shall conform substantially to the approved Preliminary Plat and shall meet all requirements set forth in these regulations.

4-3.1 Scale of Plat - The Final Plat shall be drawn to a scale of not less than one (1) inch equals one hundred (100) feet.

4-3.2 Plat Information





- a. Name of subdivision, and subdivider and/or owner.
- 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 (1) inch equals one (1) mile showing the relationship of the subdivision to the surrounding area.
- d. Street names and lot and block numbers.
- e. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every road centerline, subdivision boundary line, and block line whether curved or straight. This shall include the radius, central angle, and tangent distance for the centerline or curved streets. Curved property lines shall show arc or chord distance and radii.
- f. All dimensions of the nearest one-tenth (0.1) of a foot and angles to the nearest minute.
- g. Location and description of monuments.
- h. All right-of-way, easements, and areas to be dedicated to public use with the purpose of each stated.
- i. Areas to be used for purposes other than single-family residential and public, if any, with the purpose, location, and dimensions of each indicated.

4-3. 3 Certification - The following signed certificates shall appear on the Final Plat:

a. Certificate of Accuracy

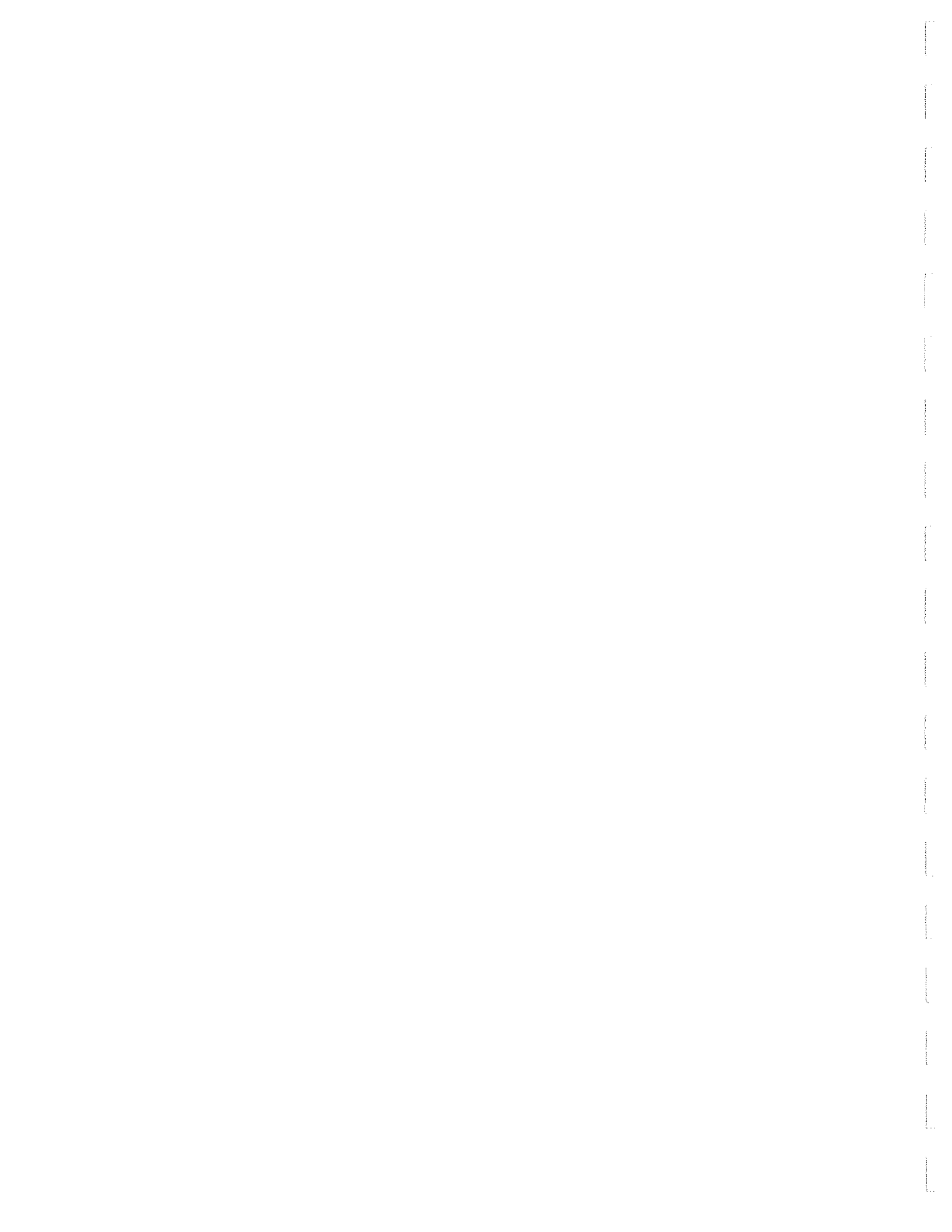
I hereby certify that the plan shown and described hereon is true, correct, and accurate survey required by the Subdivision Regulations of the Town of Ridgeland and that the monuments shown were placed to the specifications set forth in said regulations.

\_\_\_\_\_  
Date

SEAL

\_\_\_\_\_  
Registered Land Surveyor or Engineer

\_\_\_\_\_  
S. C. Registration Number



b. Certification of Approval for Recording

The subdivision plat shown hereon was found to comply with the Subdivision Regulations for the Town of Ridgeland as approved by the Ridgeland Planning Commission for recording in the office of the Clerk of Court of Jasper County, South Carolina.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

4-3. 4 Information to Accompany Final Plat When not Using a Bond

- a. As built plan of sanitary sewer system with grade, pipe sizes, points of discharge, and pipe invert elevations.
- b. As built plan of storm sewer system with grade, pipe sizes, and location of outlets, and pipe invert elevations.
- c. As built plan of water system with pipe sizes and location of hydrants and valves.
- d. The following signed certificate:

Certificate of Installation

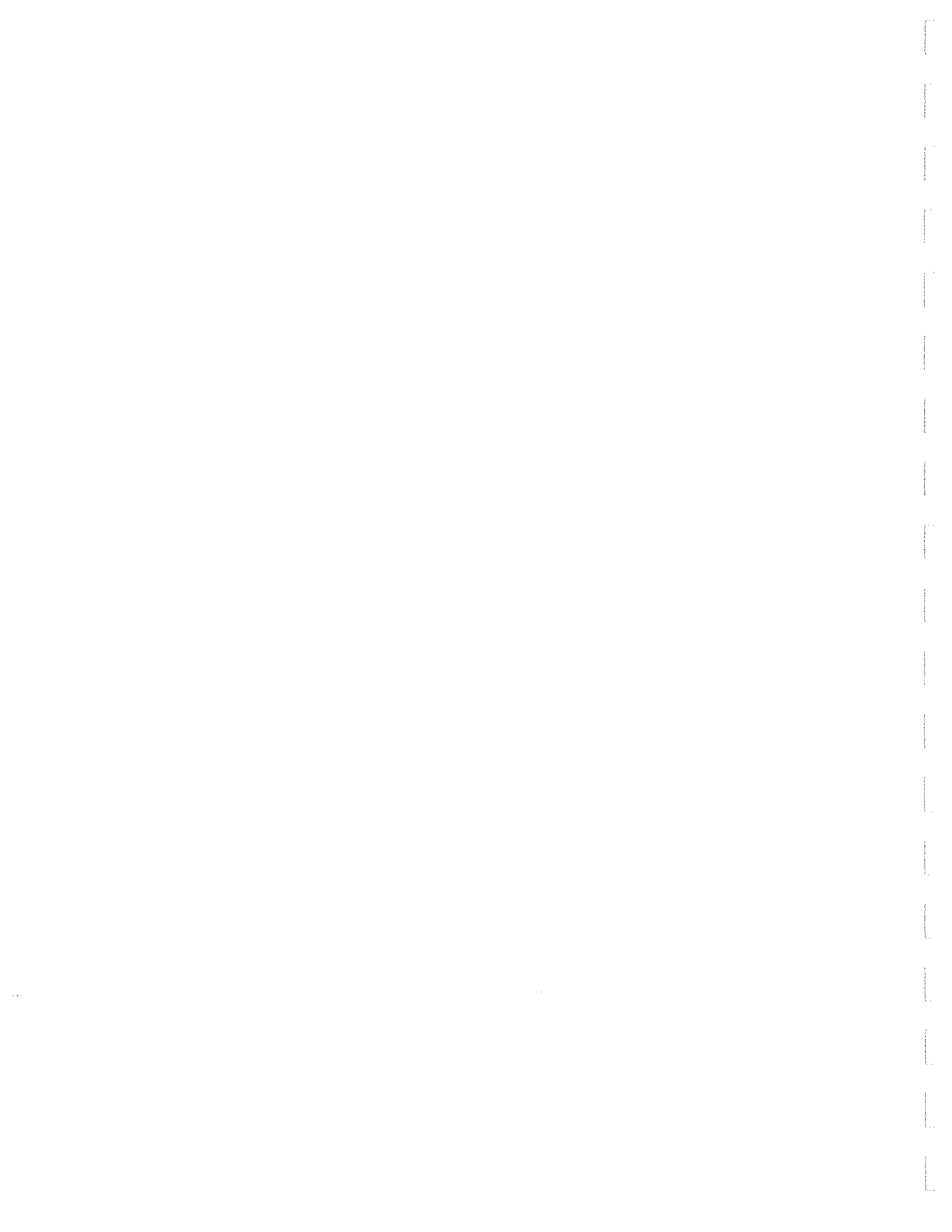
I hereby certify that the streets, drainage system, water system and sewage system in \_\_\_\_\_ Subdivision were installed in accordance with the Preliminary Plat (construction drawings) dated \_\_\_\_\_ and approved by the Ridgeland Planning Commission.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Registered Engineer

\_\_\_\_\_  
S. C. Registration Number

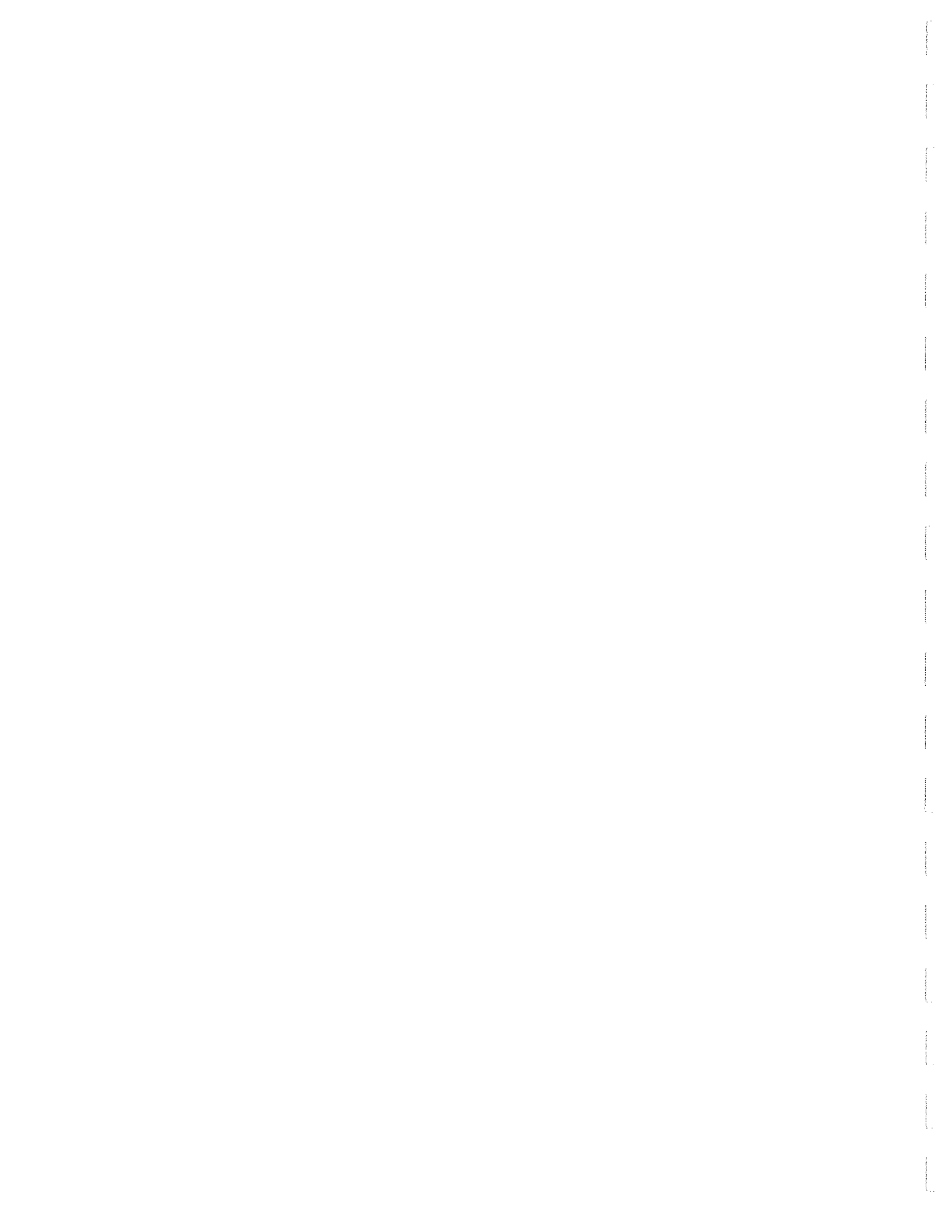
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## ARTICLE 5

### MINIMUM DESIGN STANDARDS

- 5-1 General - In considering any Preliminary Plat, the Planning Commission shall give consideration to any Comprehensive Plan, or segments thereof, affecting the area in which the subdivision is located.
- 5-2 Streets - All streets, which shall hereafter be established in connection with the development of a subdivision, shall comply with the following design standards:
- 5-2. 1 Continuation of Existing Street Pattern - Whenever topography will permit, the arrangements of streets in a subdivision adjoining areas.
- 5-2. 2 Cul-de-sacs - Cul-de-sacs shall terminate in a circular turnaround having a minimum right-of-way of at least one hundred one hundred (100) feet in a diameter and a paved turn around with a minimum outside diameter of eighty (80) feet or other approved type of turnaround. Maximum length shall not exceed eight hundred (800) feet unless unusual circumstances require a greater length.
- 5-2. 3 Temporary Dead-End Streets - Temporary dead-end streets, which extend for a greater distance than the depth of one abutting lot, shall be provided with a temporary turnaround having a diameter of eighty (80) feet, or other suitable turnaround.
- 5-2. 4 Half Streets - Half streets are prohibited. Whenever a street is planned adjacent to the proposed subdivision tract boundary, the entire street right-of-way shall be platted within the proposed subdivision.
- 5-2. 5 Intersections - The centerline of no more than two (2) streets shall intersect at any one point. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at an angle of less than sixty (60) degrees (angles of intersection of street centerline). Curved streets shall have a minimum tangent of one hundred (100) feet at intersections.
- 5-2. 6 Reverse Curves - Where practical, a tangent of at least two hundred (200) feet on minor streets and three hundred (300) feet on collector streets shall be provided between reverse curves. On major thoroughfares tangent distances shall be determined by the State Highway Department.
- 5-2. 7 Street Access - Where it is essential to the development of a logical street pattern, street right-of-way



shall be extended to the boundary of adjoining property. Incompatible characteristics of adjoining property shall be given due consideration in making a determination of what shall constitute a logical street pattern.

5-2. 8 Street Jogs - Street jogs should be avoided. Where unavoidable, street jogs at intersections shall have a centerline off-set of not less than one hundred fifty (150) feet.

5-2. 9 Street Names - Streets that are extensions of, or obviously in alignment with existing names streets, shall bear that name. The name of new streets shall be subject to the approval of the Town Planning Commission and shall not duplicate or be similar in sound in existing names in Jasper County, irrespective of the use of the suffix street, avenue, circle, way, boulevard, drive, place, or court or the like.

5-2.10 Additional Right-of-way - Subdivisions which include an existing platted street that does not conform to the minimum right-of-way requirements of these regulations shall provide additional width along one or both sides of such street so that the minimum right-of-way required by these regulations is established. Subdivisions abutting only one side of such street shall provide a minimum of one-half, measured from the centerline of the existing right-of-way, of the right-of-way required by these regulations.

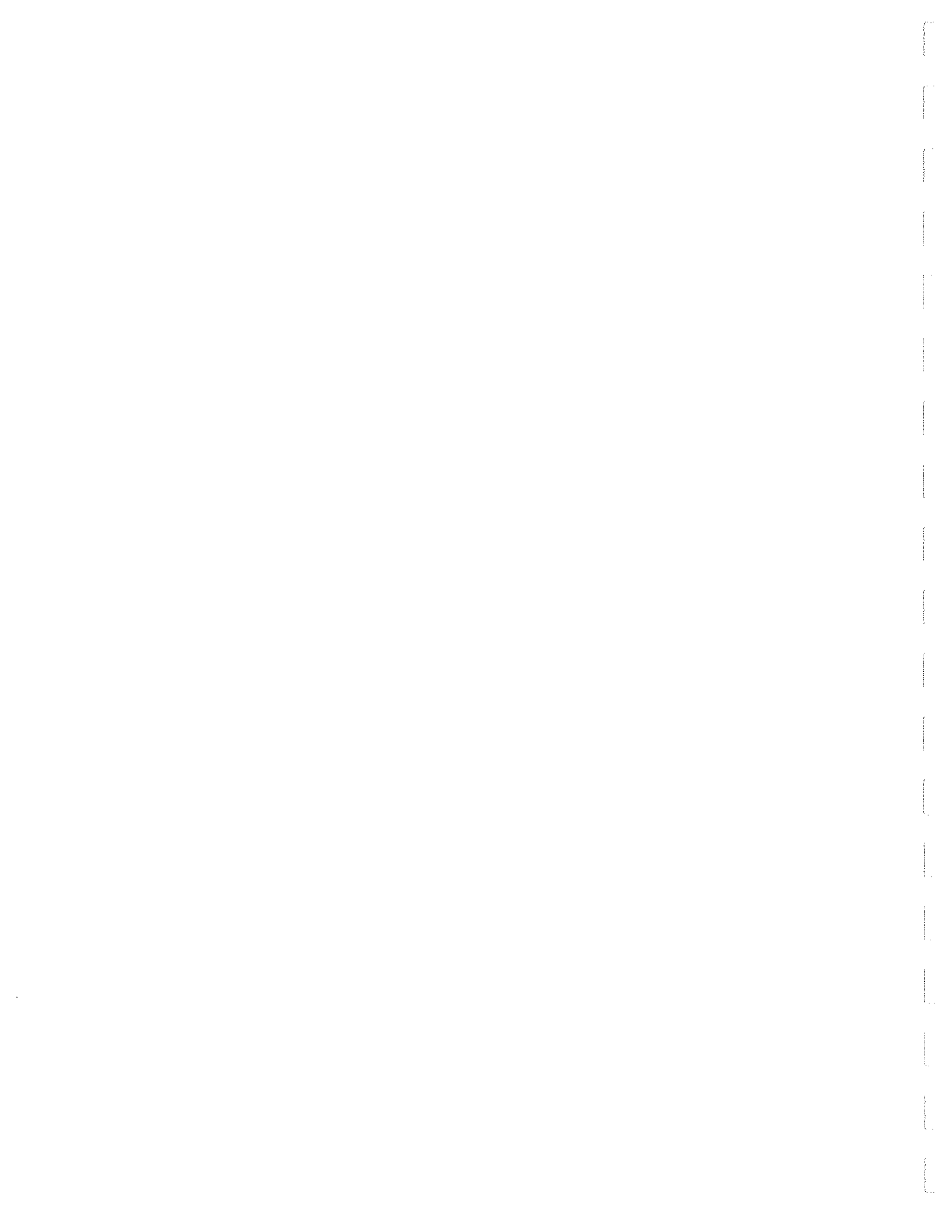
5-2.11 Right-of-Way and Pavements Widths - Minimum right-of-way and pavement widths shall be as follows:

<u>Street Classification</u>	<u>ROW (feet)</u>	<u>*Pavement (feet)</u>
Arterial	80	50
Collector	66	36
Local	50	27

\* Measured from (1) back to back of curbs or (2) low point of the valley to low point of the valley.

5-2.12 Street Grades - Grades on major thoroughfares shall be established by the State Highway Department. 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. All streets shall have a minimum grade of not less than one-half (0.5) percent.

5-2.13 Horizontal Curves - Where a deflection angle of more than ten (10) degrees occurs in the alignment of a local street, a curve of reasonable radius shall be introduced. A





curve shall be introduced at any change in direction of a collector street or major thoroughfare. On major thoroughfares the centerline radius of a curvature shall be determined by the Department of Transportation. On collector streets the centerline radius of curvature shall not be less than three hundred and fifty (350) feet. On minor streets the centerline radius of a curvature shall not be less than one hundred and fifty (150) feet.

5-2.14 Vertical Curves - Minimum stopping sight distance on major thoroughfares shall be determined by the State Highway Department. On collector streets minimum stopping sight distance shall be two hundred and seventy-five (275) feet (40 mph), and on minor streets one hundred and sixty (160) feet (25 mph). Stopping sight distances shall be measured from height of eye of three (3) feet nine (9) inches to an object with a height of six (6) inches. Both distances measured above the centerline of the street. Stopping sight distance shall be determined in accordance with the design standards of the American Association of State Highway Officials.

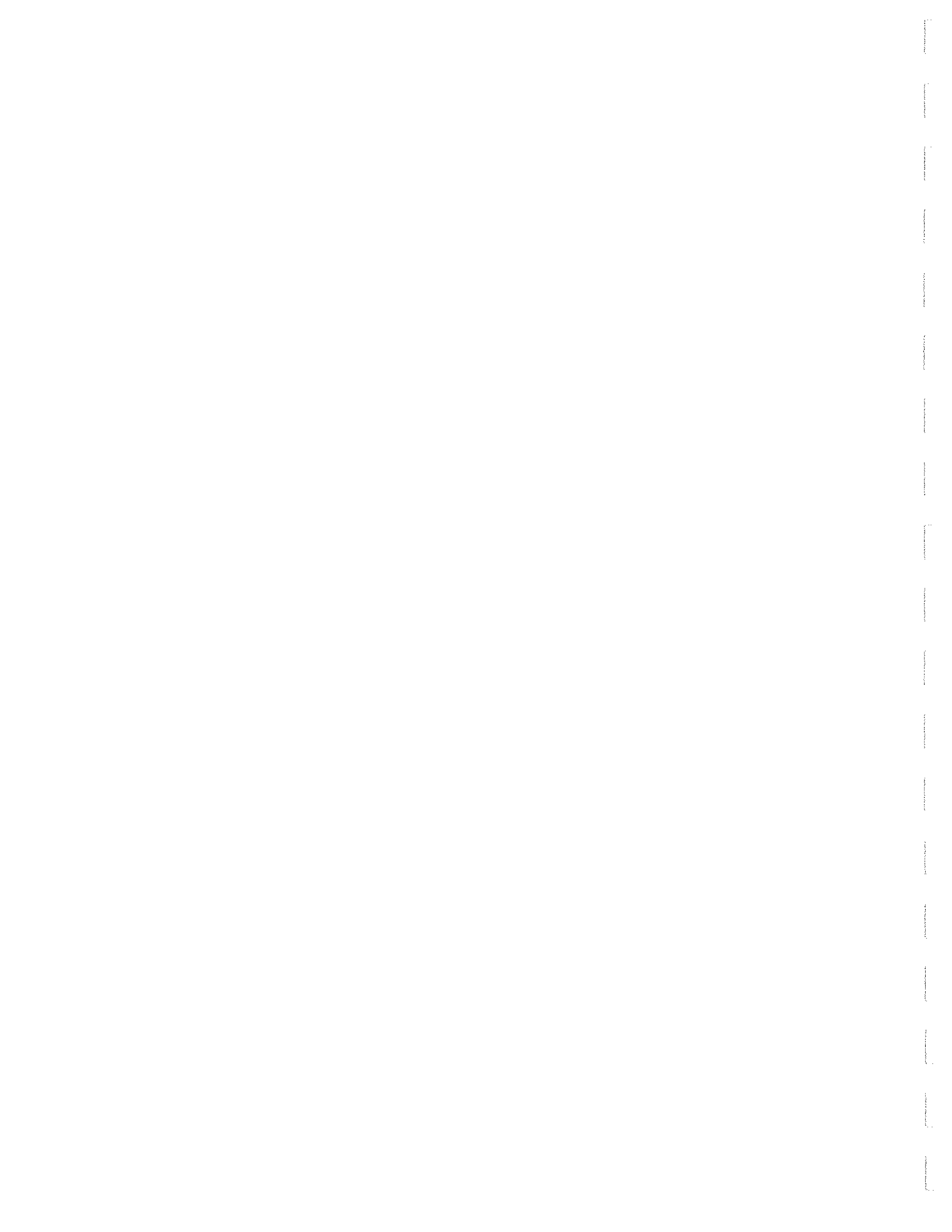
5-2.15 Split Level Streets - Streets which are constructed so as to have two traffic ways, each at different levels within the same right-of-way, shall provide a paved traffic surface of at least twenty (20) feet on each level and a slope between the two traffic ways of three to one (3:1) or flatter.

5-3: Blocks - The Planning Commission shall examine every proposed subdivision as to its compliance with the following provisions:

5-3. 1 Non-residential Blocks - Non-residential blocks shall be of such length and width as may be suitable for their prospective use, including adequate provision for off-street parking and service.

5-3. 2 Residential Block length - In order to insure convenient access between various parts of a subdivision and between the subdivision and surrounding areas, and in order to help prevent traffic congestion and undue inconvenience, the length of residential blocks hereafter shall not exceed eighteen hundred (1800) feet or be less than six hundred (600) feet from corner to corner. Provided, however, such length requirements may be modified when such shall be appropriate due to the topography or physical shape of the property being subdivided. The width of any residential block shall be sufficient to permit two (2) tiers of lots, where topography and land ownership permits, except as otherwise provided in these regulations.

5-3. 3 Crosswalks - Where a subdivision design involves unusually long blocks, public right-of-way for pedestrian



crosswalks shall be provided where such are necessary for the convenience of pedestrians. Such right-of-way shall not be less than ten (10) feet wide and improved to include a concrete asphalt or other approved surface sidewalks six (6) feet wide and four (4) inches thick.

5-4 Lots - All lots, which shall hereafter be established in connection with the development of a subdivision, shall comply with the requirements set forth in the Zoning Ordinance of the Town of Ridgeland, South Carolina or as shown below, which ever are more restrictive.

5-4. 1 Authority of Health Department

Nothing contained in these regulations shall be construed as preventing the Health Department, after study of the conditions existing in a proposed subdivision, from requiring that all or any portion of the area of such subdivision shall not be built upon or that the minimum lot sizes set forth in these regulations are inadequate and must be increased to insure protection of the public health.

5-4. 2 Setback Lines - Residential Building setback lines shall be at least 30 feet from the front of the property line. Minimum side and rear setback lines shall be at least 10 feet from the property line. Driveways shall be at least 4 feet from the property line except at the point of entry and exit.

5-4. 3 Lot Lines and Town Limit or County Lines

In so far as practical, lots should not be divided by Town Limit or County boundary lines.

5-4. 4 Lot Lines

In so far as practical, side lot lines shall be at right angles to straight street lines and radial to curved street lines.

5-4. 5 Minimum Lot Dimensions and Area:

The minimum lot width at the front building line and minimum lot area shall be designated in the Town of Ridgeland zoning ordinance.

5-4. 6 Corner Lots

(1) Corner lots shall be at least five (5) feet wider than interior lots; provided however, the maximum required width of corner lots shall be one hundred (100) feet.

(2) The minimum side building setback distance shall be at



least the minimum front building setback distance for the side adjacent to the street.

5-4. 7 Double Frontage

Double frontage lots (i.e. lots having street frontage both in front and rear) shall be avoided except where essential to provide separation of residential development from railroad or major street right-of-way or from non-residential uses or where necessary due to topography. Where a railroad or major thoroughfare right-of-way, as shown on the major thoroughfare plan, abuts or runs through any portion of the subdivision, the subdivision plat shall provide for either a minor street or lots backing onto said right-of-way having a minimum depth of two hundred (200) feet.

5-4. 8 Street Access - Every lot hereafter established shall front or abut on a street which conforms to the requirements of these regulations.

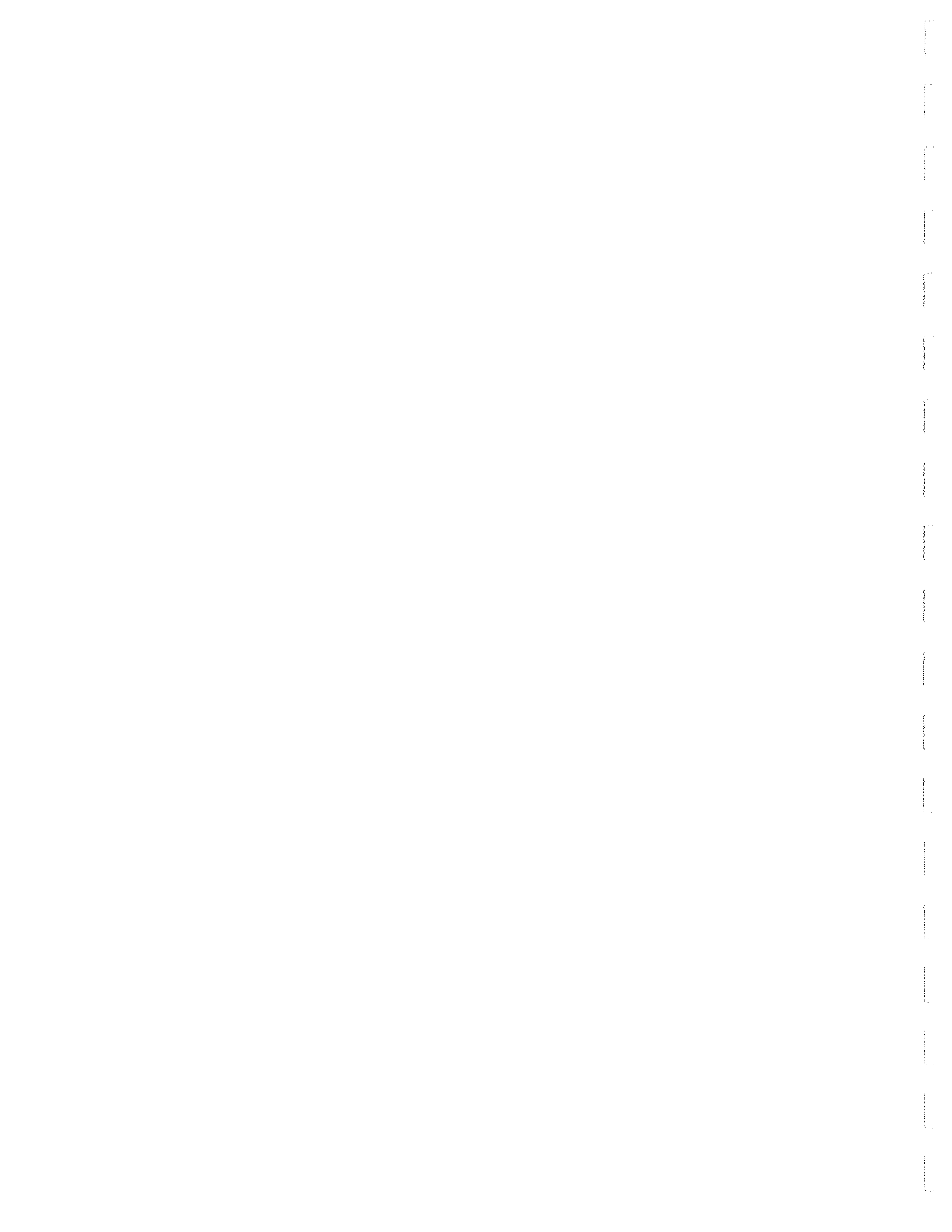
5-4. 9 Flag Lots The use of flag lots in residential subdivisions shall be permitted only if dictated by the terrain. Flag lots shall not be permitted to solely allow an increase in the number of lots. The access drive to flag lot shall have a minimum width of 20 feet and shall be a deeded part of the lot so accessed.

5-5 Easements - Easements shall be required in subdivisions for the following purposes

5-5. 1 Utility Easements - When it is found to be necessary and desirable to locate public utility lines in other than street right-of-way, easements shall be shown on the plat for such purposes. All above ground utilities shall be provided along rear property lines except where site conditions make this impractical. Such easements shall not be less than twelve (12) feet along rear property lines and ten (10) feet along side property lines and where possible, shall be centered on rear and side lot lines.

5-5. 2 Water Course and Drainage Easements - Where a proposed subdivision is traversed by a water course, drainage way, or stream, appropriate provisions shall be made to accommodate storm water and drainage through and from the proposed subdivision. The area so improved shall conform substantially with the lines of said water course and be of a sufficient width for construction, or both, as to be adequate for the purpose, provided however, such public easement shall be not less than twelve (12) feet in width.

5-6 Variances- When due to the peculiar shape or topography of a tract of land or other unusual condition, it is impractical



for a subdivider to comply with the literal interpretations of the design requirements, the Planning Commission shall be authorized to vary such requirements provided the intent and purpose of these regulations are not violated.

5-7 Reservation of Public Sites - To insure the orderly development of the community, the subdivider shall be required to reserve and negotiate to sell needed spaces for parks, schools, fire stations and playgrounds, as required by local governmental units, for a period not to exceed ninety (90) days from the date of submission of the Preliminary Plat. The reservation period may be extended for one (1) additional ninety (90) day period if a governmental units file with the Planning Commission a written statement indicating a desire to negotiate.

5-8 Flood Protection - No portion of a subdivision shall be approved which is subject to inundation by a flood of one hundred (100) year frequency or less unless such portion of the subdivision is filled or otherwise protected to raise the elevation to at least one (1) foot above the one hundred (100) year frequency flood elevation. Such fill or other protection shall not encroach on the required floodway of the stream. The elevation of the fill or adequacy of other protection shall be certified by a registered engineer before approval of the Preliminary and Final Plats.

5-9 Mobile Home Subdivisions

5-9.1 Definition Mobile Home Subdivisions are defined as single family residential neighborhoods in which dwelling units on individually platted lots are manufactured homes meeting the construction and safety standards of the Department of Housing and Urban Development and the "acceptable similarity" appearance standards in paragraph 5-9.5.

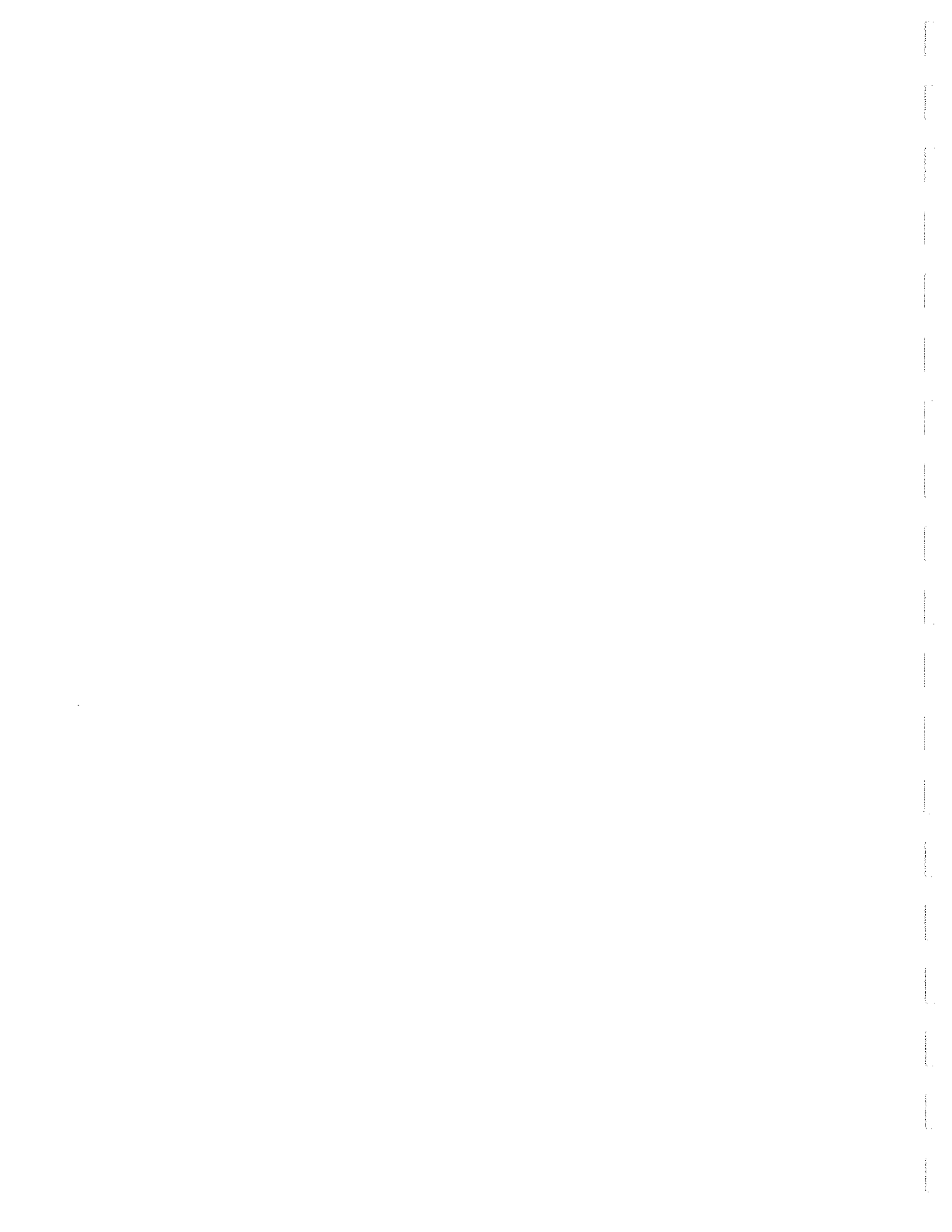
5-9.2 Size Mobile Home Subdivisions shall contain a minimum of 12 acres.

5-9.3 Lots Lots shall be a minimum of 10,890 square feet and shall be individually platted and deeded.

5-9.4 Foundations, Skirting and Additions All Manufactured Homes shall meet the following standards of acceptable similarity:

(1) Minimum Width of Structure

Minimum width of the manufactured home as assembled on the site shall not be less than 20 feet, as measured across the narrowest portion.





- (2) Minimum Roof Pitch; Minimum Distance, Eaves to Ridge; Roofing Material

The pitch of the main roof shall not be less than one foot of rise for each four feet of horizontal run. Minimum distances of eaves to ridge shall be 10 feet. In general, any roofing material may be used that is generally acceptable for housing built on the site, if applied in such a manner as to similar in appearance.

- (3) Exterior Finish; Light Reflection

Any material that is generally acceptable for on site built housing may be used for exterior finish if applied in such a manner as to be similar in appearance provided, however, that reflection from siding coated with clean, white, gloss exterior enamel.

5-9.6 Unless specifically noted above Mobile Home subdivision shall meet all other provisions of the Subdivision Regulations.



## ARTICLE 6

### REQUIRED IMPROVEMENTS

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.

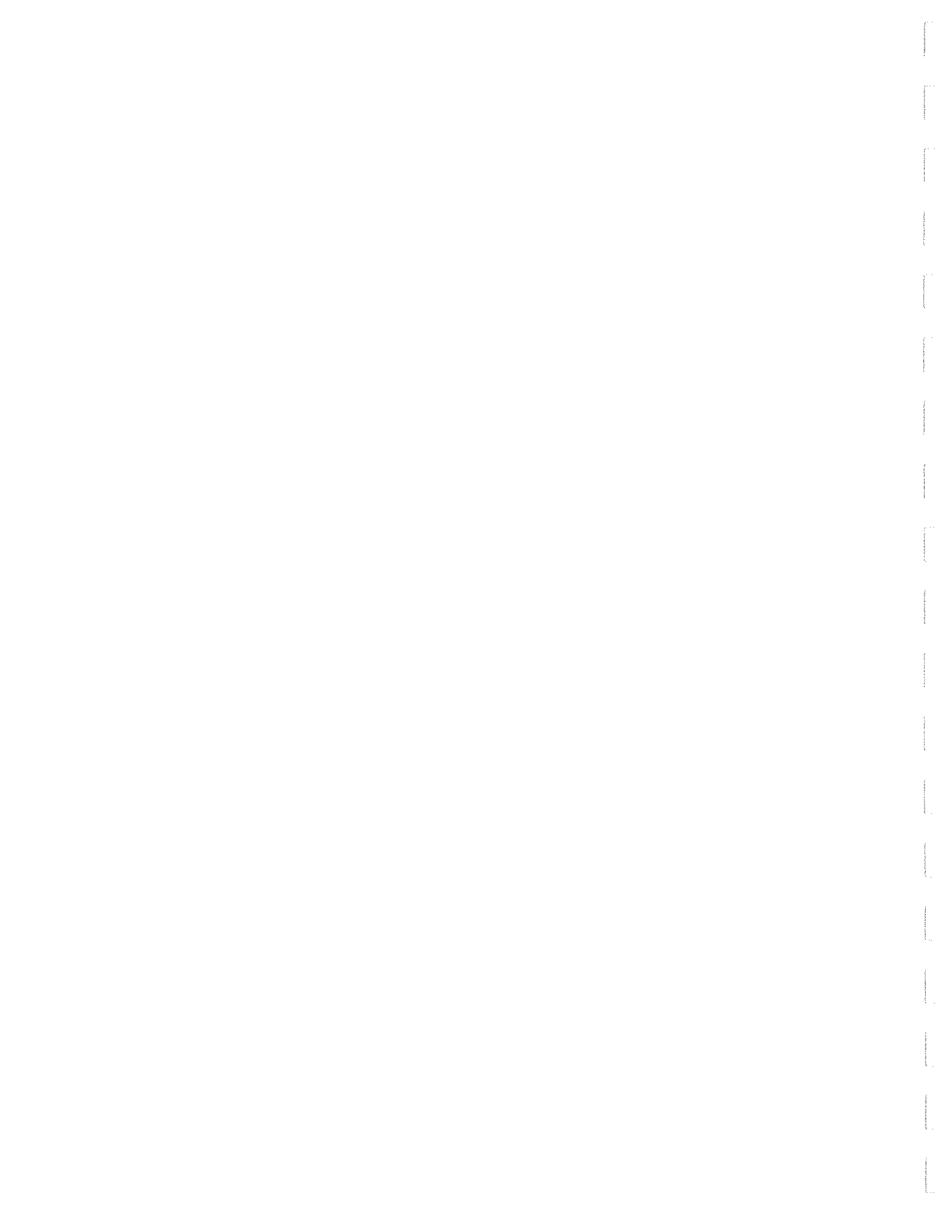
- 6-1 Monuments - All lot corners, street corners, and points of change of direction in exterior boundaries of the subdivision shall be marked with an iron pipe at least twenty-four (24) inches long and driven to within four (4) inches of the finishing grade or flush as conditions may require.
- 6-2 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 cutting into the paved surface to serve abutting properties.
- 6-3 Water Supply - A public water system shall be installed in all subdivisions. When 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 town engineer and the SC Department of Health and Environmental Control (DHEC). When the water main is located in the street right-of-way and it will be necessary to cut into the street surface to serve abutting lots, a connection shall be stubbed out to the property line to serve each lot before the street is surfaced.
- 6-4 Sanitary Sewerage - If a sanitary sewer system is installed in a subdivision, sanitary sewers shall be installed to the plans and specifications approved by the appropriate town engineer and the SC Department of Health and Environmental Control (DHEC). When the sewer line is located in a street right-of-way and it will be necessary to cut into the streets 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. Such service connections shall be capped to prevent the entry of rain water.
- 6-5 Sewage Disposal Systems - Prior to the construction of any sewage 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 town engineer and the SC Department of Health and Environmental Control (DHEC).
- 6-6 Curbs and Gutters - Concrete curbs or paved valley-type gutters shall be installed and shall be in accordance with plans and specifications approved by the town engineer.
- 6-7 Street Grading and Surfacing - Street grading, base



preparation and surfacing shall be carried out by the subdivider according to plans and specifications of the State Department of Transportation and the town engineer.

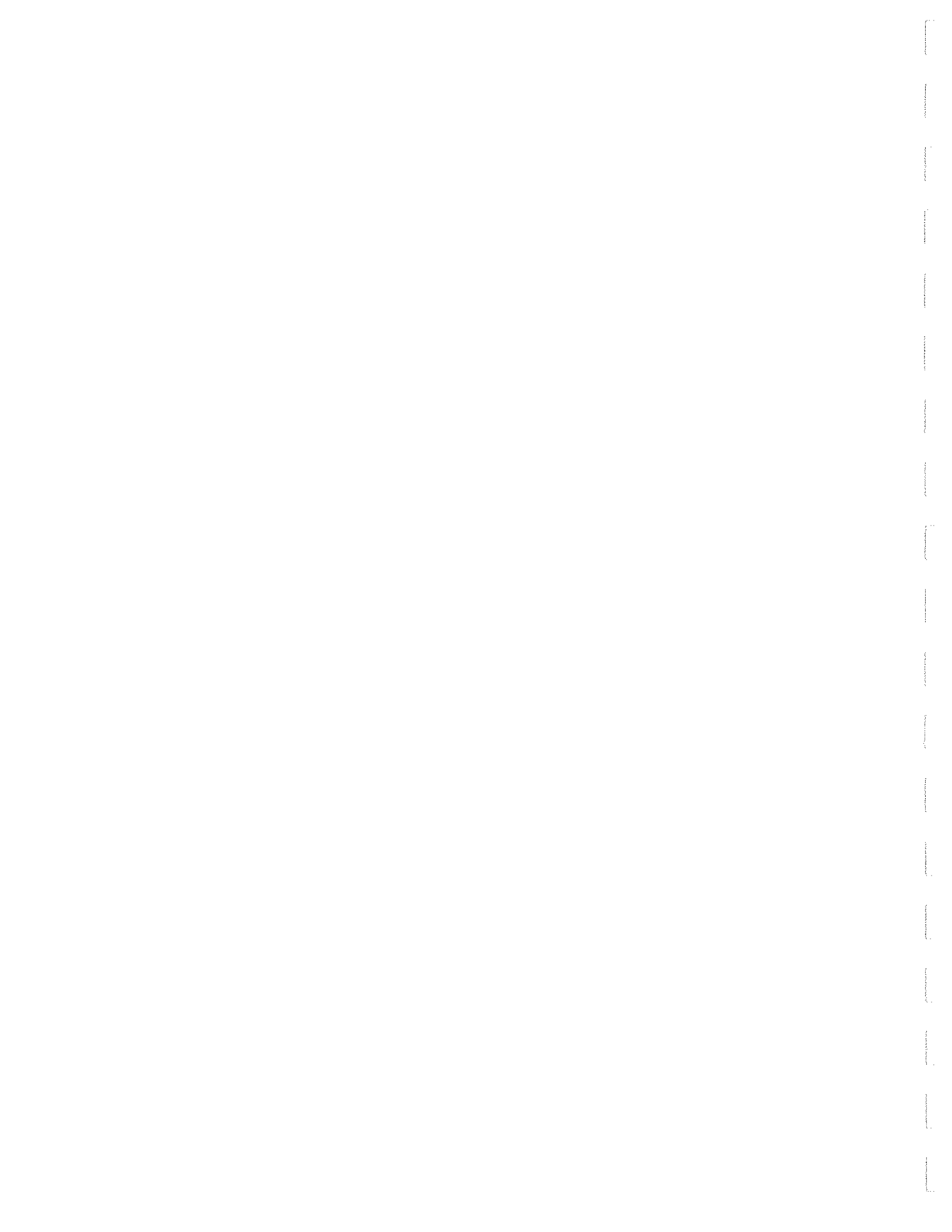
- 6-8 Storm Drainage - An adequate drainage system, including necessary improved open channels, pipes, culverts, storm sewers, intersectional drains, drop inlet, bridges, and other necessary appurtenances shall be installed by the subdivider and shall be according to plans and specifications approved by the town engineer.
- 6-9 Street Name Signs - Street name signs shall be installed at all intersections within a subdivision. The location and design of such signs shall be approved by the staff of the Planning Commission.
- 6-10 Sidewalks - When sidewalks are installed they shall meet the construction standards of the SC Department of Transportation.
- 6-11 Trees - It is the intent of the Town of Ridgeland to preserve trees within its corporate limits. In keeping with this intent, street trees must be planted at fifty (50) feet intervals within five (5) feet of the street right-of-way on both sides of the street, but must be outside the right-of-way. Existing trees should be preserved whenever possible, and the plans and specifications for tree planting and tree preservation should meet the approval of the Planning Commission.
- 6-12 Open Space, Recreation Requirements - The Planning Commission shall require that open space be reserved for active or passive recreation where such reservations would be appropriate. Each reservation shall be of suitable size, dimension, topography and general access for the particular purposes envisioned by the Planning Commission. The area shall be shown on the Plat marked "reserved for recreation open space". The number of acres to be reserved shall be determined in accordance with the following table, which has been prepared on the basis of providing three (3) acres for every one-hundred (100) dwelling units.

a. Single-Family Lots Size of Lot	Percentage of Total Land in Subdivision to be Reserved Recreation Purposes
80,000 & greater S.F.	1.5 per cent
50,000 S.F.	2.5 per cent
40,000 S.F.	3.0 per cent
35,000 S.F.	3.5 per cent
25,000 S.F.	5.0 per cent
10,000 S.F.	8.0 per cent



b. Multifamily and High-Density Residential. The Planning Commission shall determine the acreage for reservation based on the number of dwelling units per acre to occupy the site as permitted by the Ordinance.

6-13 Traffic Control Devices - Traffic Control devices whether signs or signals, shall be installed by the Developer as deemed appropriate by the Town of Ridgeland, its agencies and/or the South Carolina Department of Transportation. The authority to require traffic control devices may be exercised by the Town at anytime during the approval process.





## ARTICLE 7

### GROUP DEVELOPMENT

#### 7-1 General

7-1.1 In order to prevent creation of traffic hazards, insure the provision of off-street parking and provision of necessary utilities, plans for group developments such as shopping centers, industrial parks, mobile home parks, apartment complexes, and motels where the site is not subdivided into lots and public streets, but is retained in one ownership, must be submitted to the Planning Commission for review and approval.

7-1.2 These regulations are considered minimum and may be superseded by more restrictive regulations such as the zoning ordinance.

7-1.3 The developer is responsible for obtaining all state and federal permits. These permits must be submitted with the site plan.

#### 7-2 Procedures for Group Development Approval

##### 7-2.1 Site Plan

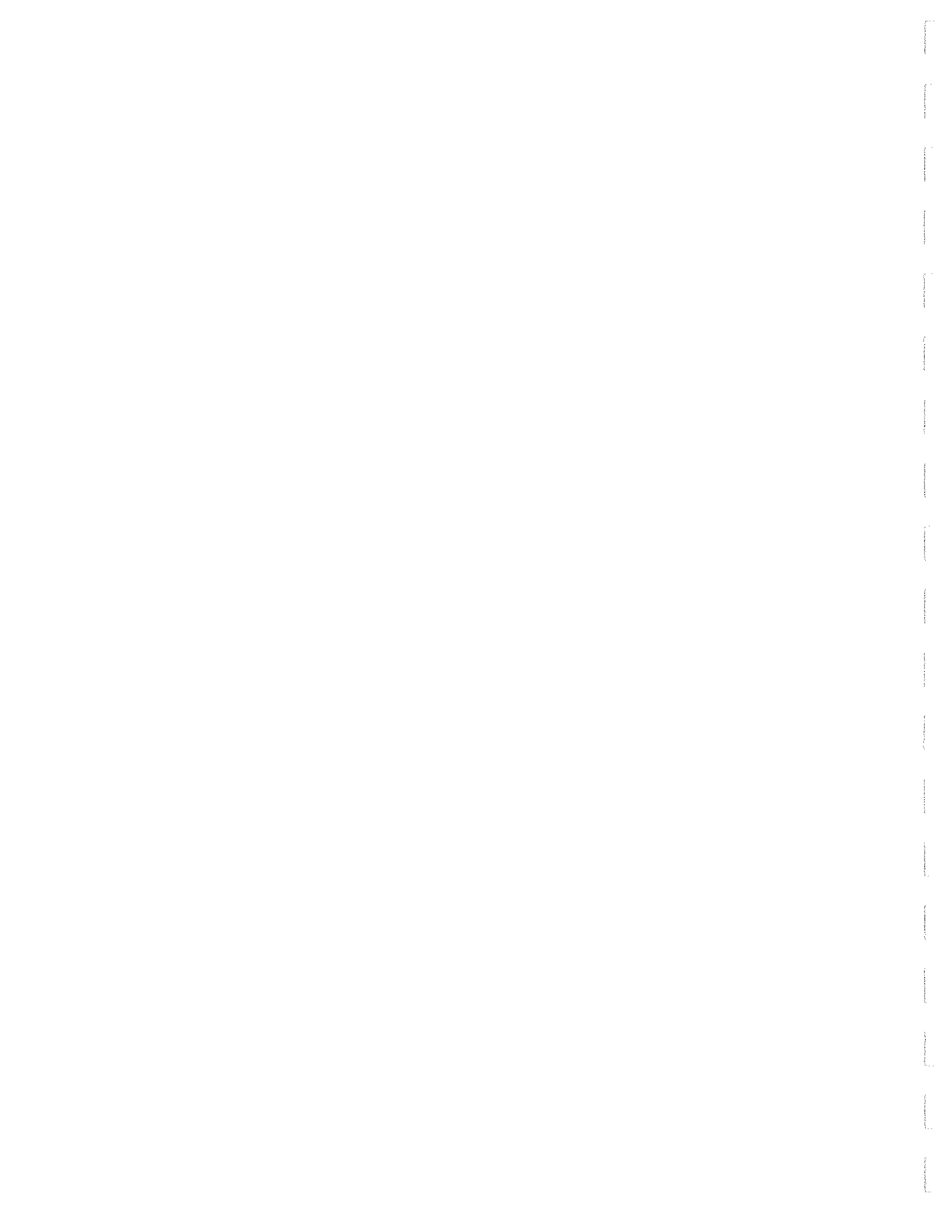
a. The developer shall submit at least six (6) copies of a Site Plan to the staff of the Planning Commission for review and forwarding to the Planning Commission. The staff shall submit the Site Plan with its comments to the Planning Commission within thirty (30) days.

b. The Planning Commission shall review and approve, disapprove, or approve with modifications the Site Plan at the meeting at which it is presented. Pertinent comments and recommendations shall be noted in the minutes of the Planning Commission meeting.

c. If the staff of the Planning Commission fails to act within thirty (30) days after submission of the Site Plan, the staff must inform the developer of the date on which action shall be taken but such extension of time shall not exceed thirty (30) days. Failure of the staff to act within these time limits shall be deemed to constitute Site Plan approval and a certificate to that effect shall be issued by the Planning Commission upon demand.

##### 7-2.2 Construction Drawings

a. The developer shall submit at least six (6) copies of the



Construction Drawings along with the necessary supporting data to the staff of the Planning Commission.

b. Upon determination that the Construction Drawings conform to the approved Site Plan, the staff shall submit these plans to the following agencies (as appropriate) for review and approval:

- (1) Fire Department
- (2) Water /Sewer Department
- (3) Town Engineer

c. Upon receipt of the reports from the above agencies, the staff of the Planning Commission shall approve, disapprove or approve with modifications the Construction Drawings within thirty (30) days after submission of the plans.

d. The developer shall obtain all required DHEC approvals.

e. If the Construction Drawings are disapproved by the staff or if the staff requires changes with which the developer does not concur, the developer may appeal in writing to the Chair of the Planning Commission. The Commission shall consider the appeal within fifteen (15) days of submittal. Pertinent comments and recommendations shall be noted in the minutes of the Planning Commission.

f. If the staff of the Planning Commission fails to act within thirty (30) days after the submission of the Construction Drawings, the plans shall be automatically approved and a certificate to that effect shall be issued by the Planning Commission upon demand.

g. The Planning Commission shall not act to override the requirements of other agencies. The Commission may seek to bring agreement in cases of conflict between the various reviewing agencies and the developer.

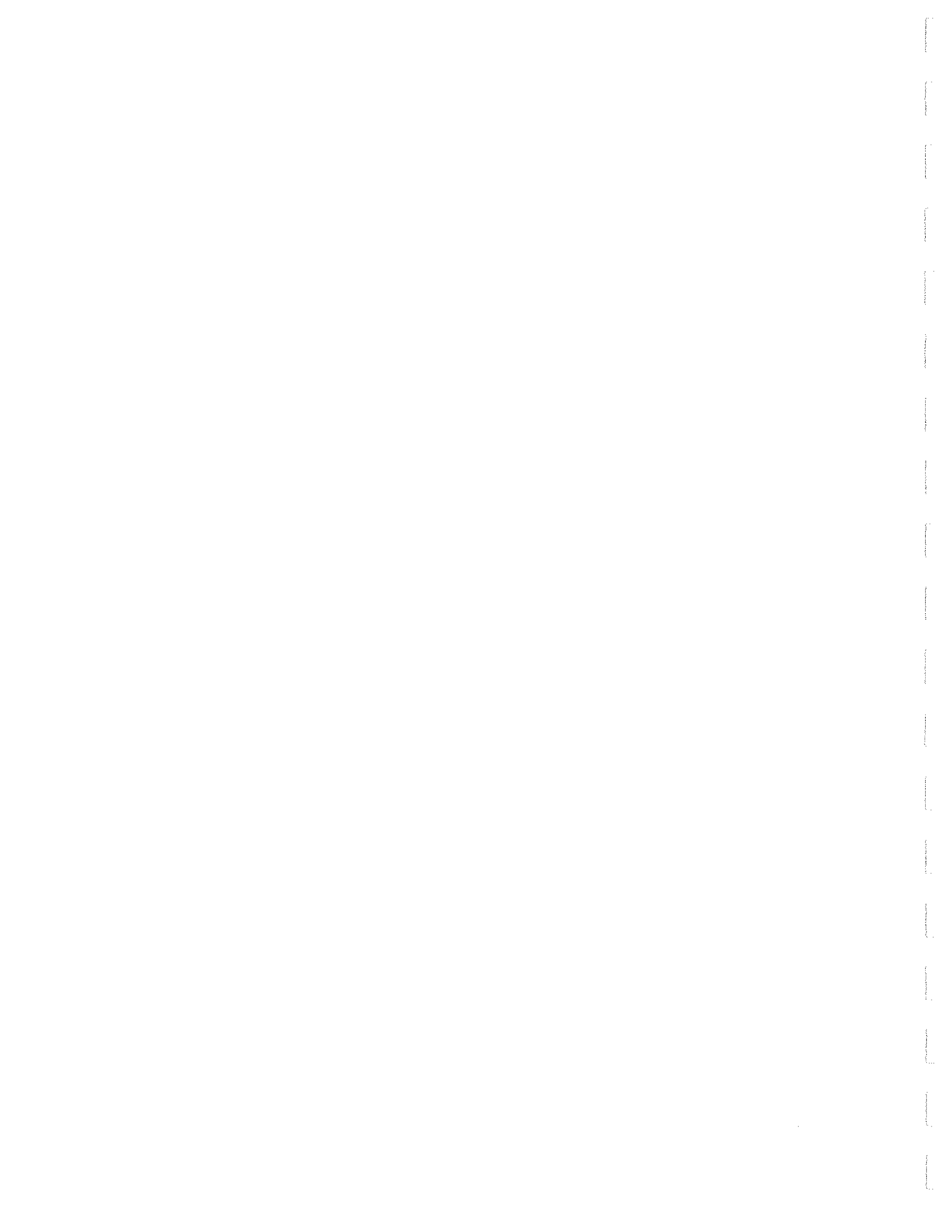
#### 7-2.3 Final Approval

Upon completion of all construction, no final approvals are required by the Planning Commission, but approvals may be required by other agencies. As built for water and sewer are required before a certificate of occupancy will be issued.

#### 7-3 General Plat Information

7-3.1 A plat of the property drawn to a scale of at least one hundred (100) feet to one (1) inch.

7-3.2 The location of the parcel of land with respect to adjacent right-of-way.



- 7-3.3 The shape, dimensions, and location of all buildings, existing and proposed, on said parcel.
- 7-3.4 The nature (commercial), industrial, etc.) of the proposed uses of the building and/or land.
- 7-3.5 Topography of the site by contours at vertical intervals of not more than five (5) feet.
- 7-3.6 The location and dimensions of off-street parking and loading spaces and the means of ingress and egress to and from such spaces.
- 7-3.7 The location and size of all proposed utilities and storm drainage facilities.
- 7-3.8 Such other information as the Planning Commission may deem necessary because of the physical characteristics peculiar to the particular development.

#### 7-4 Standards:

##### 7-4.1 Requirements

Standards for the parking requirements, setback requirements, spacing between buildings, residential area requirements screening and buffers, and landscaping for group development shall be as specified in the Town of Ridgeland Zoning Ordinance.

##### 7-4.2 Water, Sewage and Drainage

Adequate provisions for water supply, sanitary sewerage, and storm drainage shall be installed by the developer according to the plans and specifications approved by the proper authorities.

7-4.3 Access and Egress - shall conform to the Driveway Regulations in the Zoning Ordinance of the Town of Ridgeland.

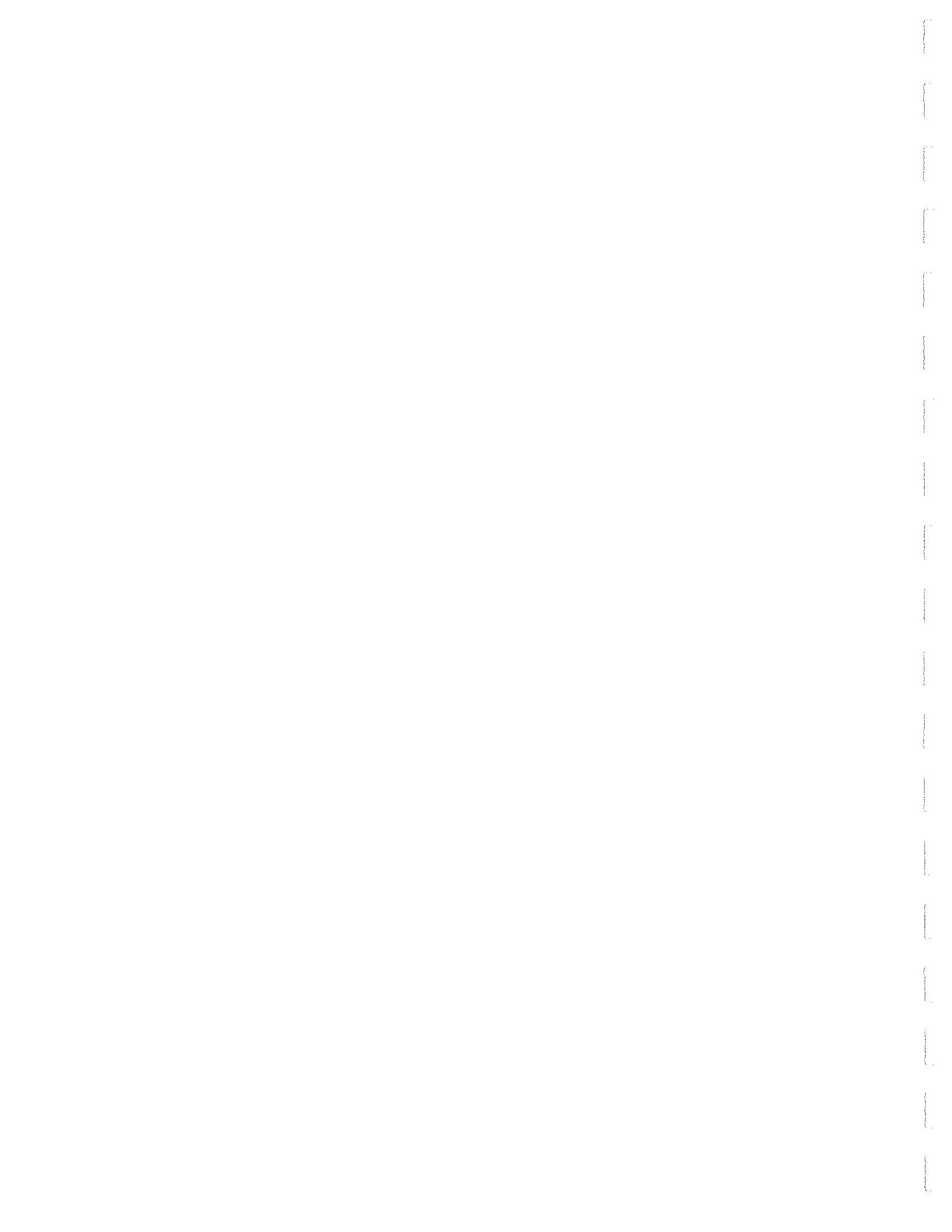
7-4.4 Mobile Home Parks - shall conform to the minimum standards set forth in the regulations: "Mobile Home Park Ordinance of the Town of Ridgeland, S.C." and the Town of Ridgeland Zoning Ordinance.

#### 7-5 Enforcement

No building permits shall be issued and no connection to a public water system or public sewer system shall be made until the construction drawings for the group development are approved by the Planning Commission and so noted on prints of the development plan. No certificate occupancy shall be



issued by the Zoning Administrator until the building in group developments are inspected by the local building official.





ARTICLE 8

ACCEPTANCE OF STREETS AND OTHER IMPROVEMENTS

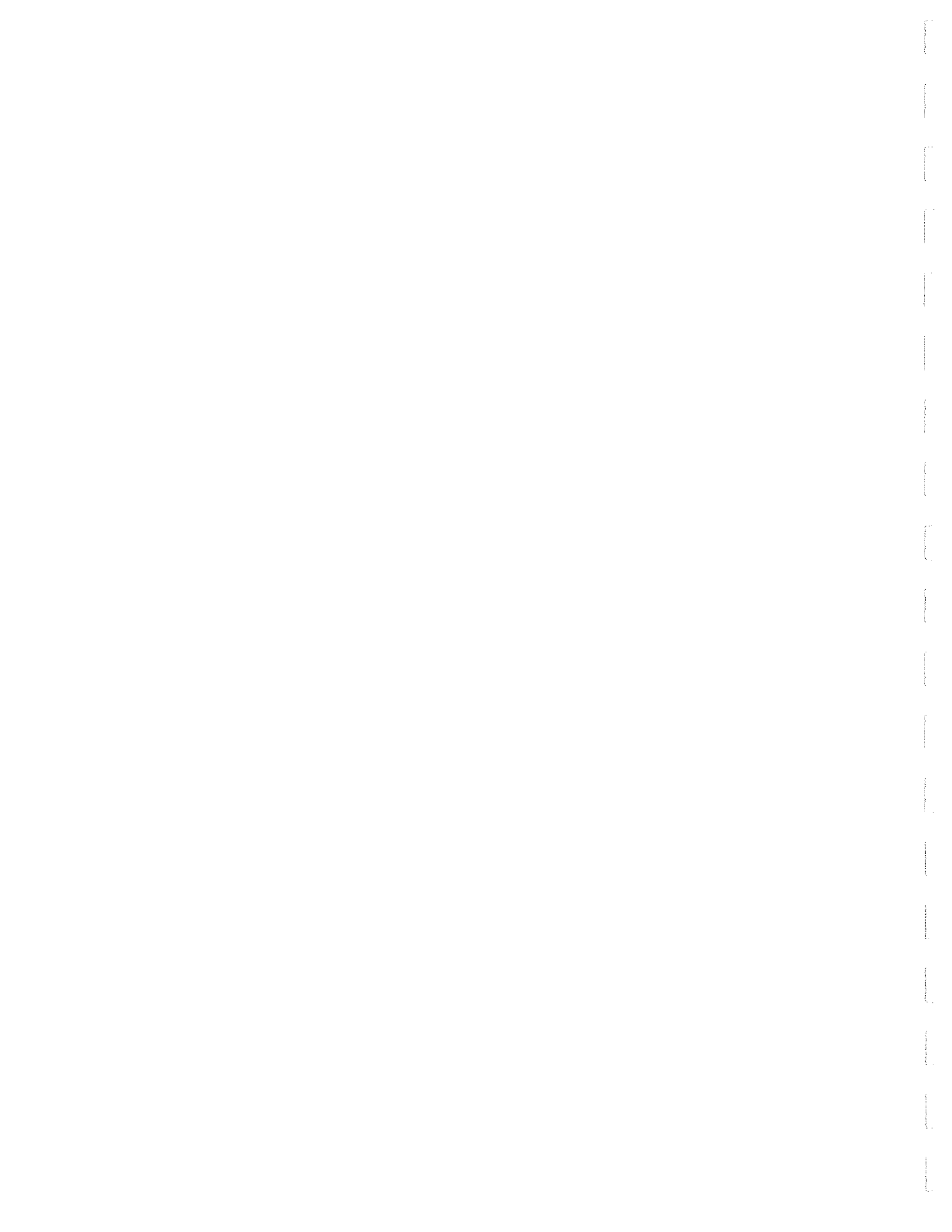
8-1 Acceptance not Implied

8-1-1 The approval of the land development plan or subdivision plat shall not be deemed to automatically constitute or effect an acceptance by the Town of Ridgeland of the dedication of any street, easement, water line, sewer line or appurtenances or other ground shown on the plat.

8-1-2 The developer is required to provide for the perpetual and effective maintenance of any street easement, water line, sewer line or appurtenances not accepted by the town, county or state for inclusion into their respective systems.

8-2 Deed Requirement

All streets, public places, water and sewer lines and appurtenances accepted by the town, county or state must be conveyed by a deed registered in the Office of the Clerk of Court for Jasper County. Deed preparation shall be the responsibility of the developer or subdivider. Deeds will be accepted only after all operating permits have been obtained and all construction has been accepted by the Town of Ridgeland and "as built" have been provided..



ARTICLE 9

INNOVATIONS

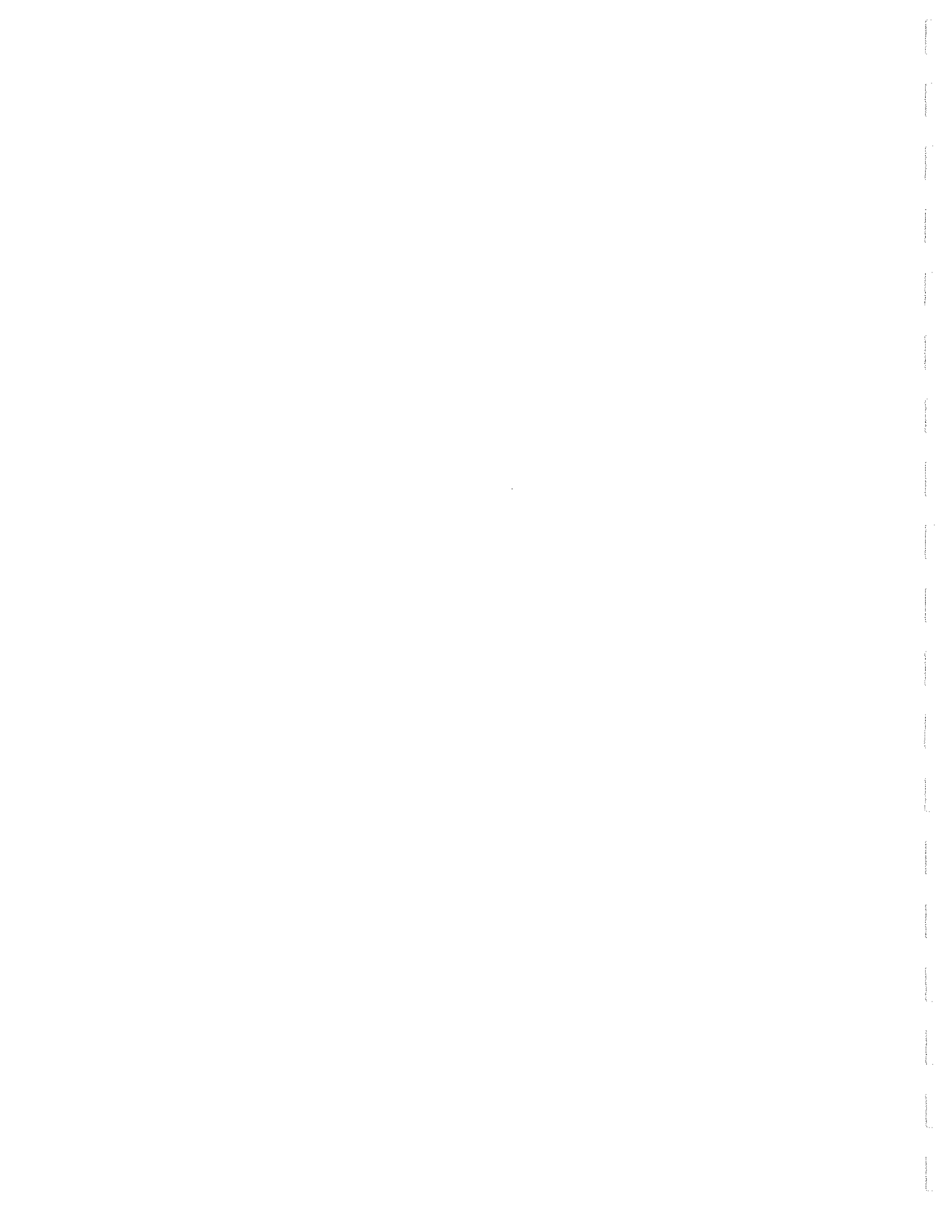
9-1 Intent

These regulations do not intend to freeze new developments into any single type of design, but to insure that all new developments shall contribute to building economically sound and desirable living areas within the community with all necessary services and facilities.

9-2 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.

9-3 Maintenance of Spirit of Regulations - Any Development or subdivision approved under this section shall maintain the objectives, purposes and intent of these regulations.



ARTICLE 10

SURETY IN LIEU OF COMPLETION OF IMPROVEMENTS

10-1 General:

In lieu of completion of the physical development and installation of the required improvements prior to the approval of the Final Plat, the Ridgeland Town Council may accept a bond, in an amount and with surety and conditions satisfactory to it, providing for and securing to the Town of Ridgeland, the actual construction and installation of such improvements and utilities within a period specified and expressed in the bond.

10-2 Information

Necessary information to accompany the posing of a Surety Bond.

10-2.1 Surety Bond to equal one and a half (1 1/2) times face value of all improvements.

10-2.2 Bond amount to be determined by the total cost of the following improvements where applicable:

- a. water
- b. sewer
- c. paving of roads
- d. storm drainage

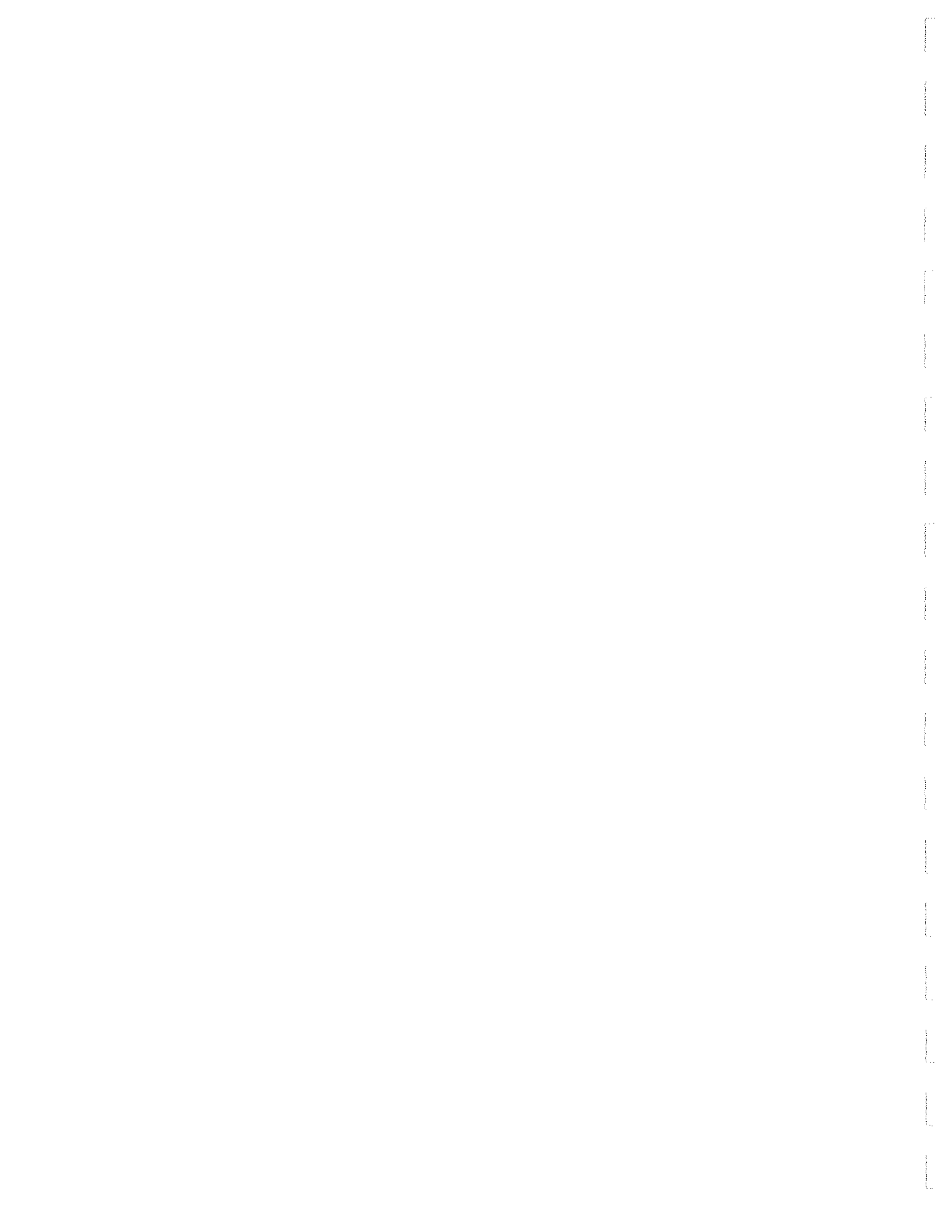
10-2.3 Contract bids on above improvements of the development must be submitted with the Bond. These bids or other positive assessments must be signed by a registered engineer.

10-3 Procedures:

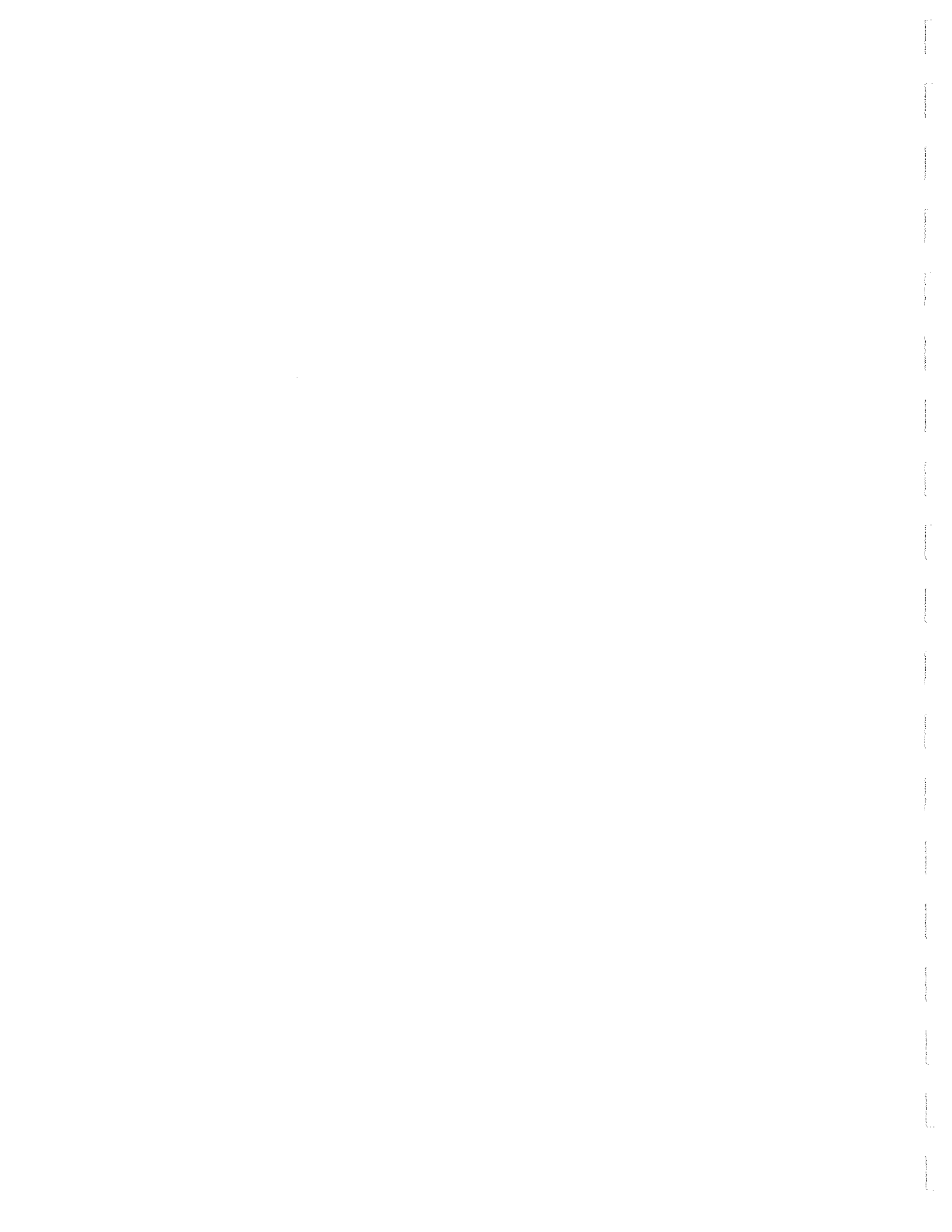
10-3.1 The required information shall be submitted to the staff of the Planning Commission.

10-3.2 The staff shall submit these materials to the Town attorney for review and comment.

10-3.3 The Town Attorney shall submit the materials to the Town Council for approval.



- 10-3.4 If the Town Council approves the Surety Bond, then the Preliminary Plat shall be given "FINAL PLAT APPROVAL WITH SURETY BOND" which authorizes the plat to be recorded in the Office of the Clerk of Court for Jasper County, S. C.
- 10-3.5 Upon completion of all requirements of the Subdivision Regulations the subdivider shall submit the Final Plat (as-built drawings) as provided in Section 3-2.3.
- 10-3.6 After the subdivider fulfills his obligations as required by the Subdivision Regulations and Surety Bond, the Planning Commission shall approve the Final Plat and the Town Council shall release the Surety Bond.





ARTICLE 11

APPLICATION OF REGULATIONS

From and after the adoption of these regulations and notification of the Clerk of Court for Jasper County.

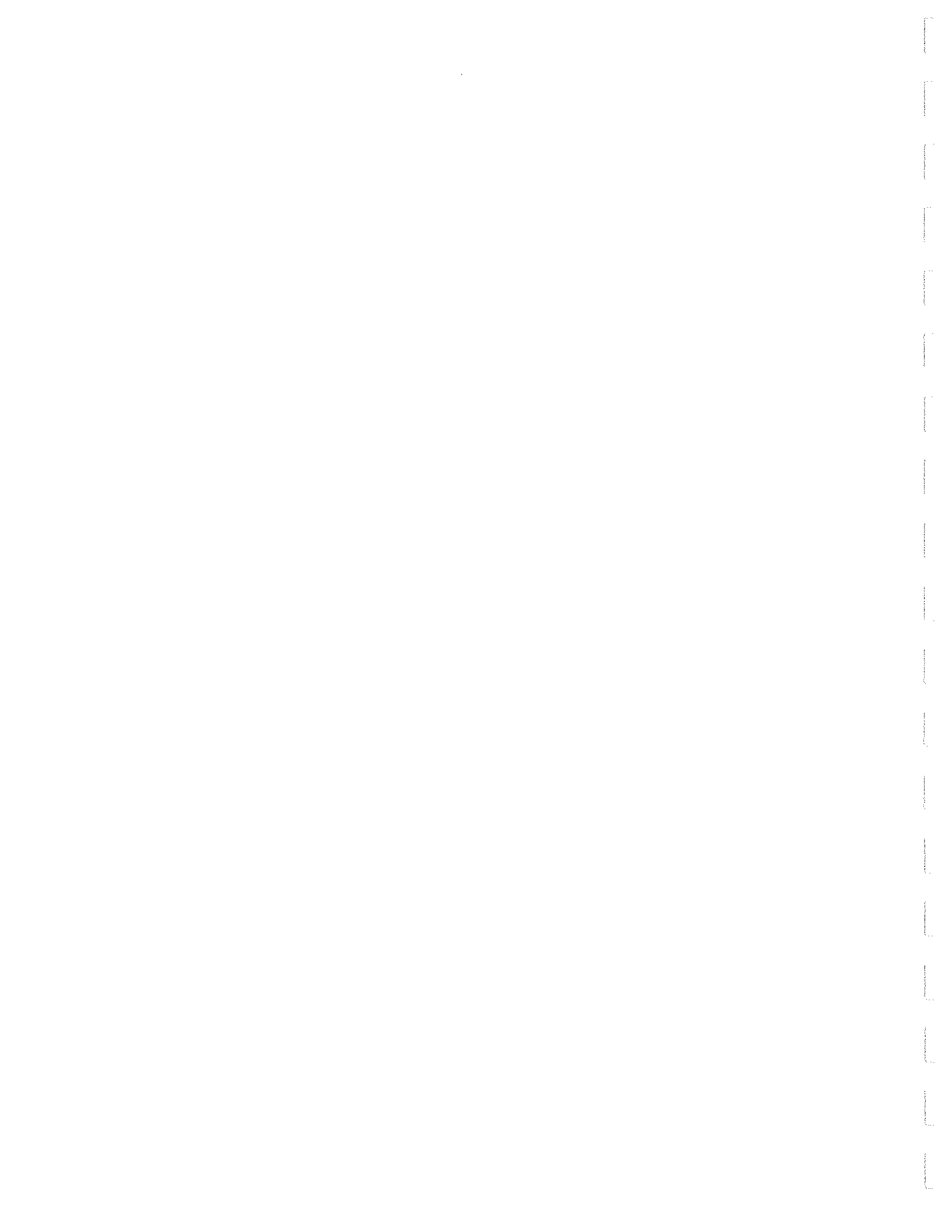
- 11-1 Recording of Final Plat - No subdivision plat shall be filed with or recorded by the Clerk of Court until such Final Plat has received Final Approval or Final Approval under bond.
- 11-2 Streets - No street right-of-way shall be accepted, opened or maintained in any subdivision established hereafter which does not meet the requirements of these regulations.
- 11-3 Permits - No building or zoning permit shall be issued for any subdivision established hereafter unless a Final Plat of such subdivision is approved by the Planning Commission or a surety bond of improvements is accepted by Town Council.



ARTICLE 12

VIOLATION AND PENALTY

- 12-1 Violation by Subdivider - Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells, agrees to sell or negotiates to sell any land by reference to or exhibition of or by other use of a plat of a subdivision, before such plat has been approved by the Planning Commission and recorded in the Office of the Clerk of Court of Jasper County, shall forfeit and pay a penalty of five hundred (500) dollars to the Town, for each lot so transferred or sold or agreed or negotiated to be sold. The description of any such lot or parcel by meets and bounds in the instrument of transfer or other document used in the process of selling or transferring such lot or parcel shall not exempt the transaction from such penalties or from the remedies herein provided.
- 12-2 Violation by Recording Official - The Jasper County official whose duty is to accept and record plats of real estate shall not accept, file or record any subdivision plat in such office without the approval of the Planning Commission. The recording official violating the provisions of this section shall in each instance be subject to the penalties provided for in the South Carolina Government Comprehensive Planning Enabling Act of 1994.
- 12-3 Enforcement - Whenever it shall come to the attention of the Town Council that any provision of these regulations have been or are being violated the Town Council may immediately institute suit and prosecute the same to final judgement.



AN ORDINANCE TO AMEND THE ZONING MAP OF THE TOWN OF RIDGELAND

BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RIDGELAND, SOUTH CAROLINA, IN COUNCIL ASSEMBLED AND BY THE AUTHORITY THEREOF THAT THE ZONING MAP OF THE TOWN OF RIDGELAND IS AMENDED AS FOLLOWS:

The property located at TMS 63-026-31-019 (Corner of Adams Street and Logan Street) shall be zoned General Commercial.

APPROVED THIS 5 DAY OF January 1995

Joseph N. Malphrus, Jr.  
JOSEPH N. MALPHRUS, JR., MAYOR

ATTEST: Penelope B. Daley  
PENELOPE B. DALEY, CLERK/TREASURER

First Reading 12-08-94

Second Reading 01-05-95

