

**SUBDIVISION
LAND DEVELOPMENT CODE**

Effective December 20, 2021

TEGA CAY, SOUTH CAROLINA

**ADOPTED BY THE TEGA CAY
CITY COUNCIL**

CITY OF TEGA CAY

ORDINANCE NO. 50 AMENDED

AN ORDINANCE TO PROVIDE A PROCEDURE FOR THE SUBDIVISION AND DEVELOPMENT OF LAND OF TEGA CAY; TO PROVIDE PROCEDURES FOR SUBMITTING OF PLATS; TO PROVIDE FOR DESIGN STANDARDS; TO PROVIDE FOR REQUIRED IMPROVEMENTS; TO PROVIDE FOR THE DEDICATION OF LAND FOR PARK AND RECREATIONAL PURPOSES; AND TO REPEAL ORDINANCES 88, 98 AND 99.

LAND DEVELOPMENT CODE

TEGA CAY, SOUTH CAROLINA

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LAND DEVELOPMENT CODE
-OF-
TEGA CAY, SOUTH CAROLINA

1000. **SUBDIVISION OF LAND**

This is an ordinance regulating the subdivision of land in Tega Cay, South Carolina. This ordinance: requires and regulates the preparation and presentation of preliminary and final plats for subdivision of land; establishes minimum improvements to be made, or guaranteed to be made, by the subdivider; sets forth the procedures to be followed in applying these rules, regulations and standards; provides for the imposition of penalties for violation of the provisions of this ordinance; repeals conflicting ordinances; and serves other purposes. This ordinance is part of the body of law known as the Land Development Code of Tega Cay, South Carolina and is to be used in conjunction with or independently of other parts of the aforementioned Code as the circumstances require. It is adopted pursuant to specific legislative authority as an independent ordinance and is combined with other land development regulations for the convenience of persons charged with its administration; the persons regulated under its provisions, and the general public.

1001. **AUTHORITY**

These land development regulations are adopted under authority granted by Title 6, Chapter 29 of the Code of Laws, South Carolina Local Government Comprehensive Planning Enabling Act of 1994 as amended; by the City's authority to enact regulations and exercise powers granted by local laws, by the City's planning authority and general police powers and authority provided by federal, state, and local laws applicable hereto.

1002. **JURISDICTION**

These regulations apply to all subdivision and development of land within the incorporated areas of the City of Tega Cay as now or hereafter established.

1003. **SHORT TITLE**

This ordinance will be known and may be cited as the "Tega Cay Subdivision Ordinance" or "Land Development Code of Tega Cay."

1004. **PURPOSE**

The purpose of this ordinance is to protect and promote the public health, safety and general welfare of Tega Cay, South Carolina, by providing for the orderly

development of land within Tega Cay, as provided by Title 6, Chapter 29 of the South Carolina Code of Laws. These regulations are established for the following specific purposes, among others, as stated in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Code of Laws of South Carolina, Title 6, Chapter 29.

1. To encourage the development of an economically sound and stable city.
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 space and building sites in new land developments through the dedication or reservation of land for recreational, education, and other public purposes; and
5. To assure, in general, the wise and timely development of new areas in the City, in harmony with the Comprehensive Plan, and to protect the waterfront of the City by assuring the orderly growth and development thereof through regulation of waterfront access, construction and subdivision.
6. Notwithstanding any provision to the contrary in this ordinance, subdivision of previously platted lots where the lines of a lot which is not contiguous to the Green Belt and the lines of a lot which is contiguous to the Green Belt are redrawn such that the former lot gains area adjoining the Green Belt is prohibited.

1005. **REQUIREMENTS FOR SUBDIVISION OF LAND**

No plat of the subdivision of any land within the incorporated area of Tega Cay may be filed with or recorded by the York County Clerk of Court until such plat has been submitted to and approved by the Tega Cay Planning Commission according to the procedure set forth in this ordinance unless such subdivision is specifically exempted by law from the requirements of this ordinance. No street or other way or land will be accepted or maintained, nor will any water lines, sewerage, street lighting or similar improvements be extended or connected, nor will any certificate of occupancy be issued by any department of the City of Tega Cay for any building or other improvements in any subdivision established hereafter which has not been approved by the Tega Cay Planning Commission and met such requirements as prescribed by the Tega Cay City Council. Further, all applicable State, County, or City ordinances which regulate the disturbance of

raw land for the purpose of construction must also be complied with in the subdivision process.

1006. **RULES OF CONSTRUCTION**

This ordinance has been written so that the average citizen may use and understand its provision. Efforts have been made to avoid the overuse of technical language where the meaning could be conveyed in another form. For the purposes of this ordinance, the following rules of construction and interpretation apply.

1. Words used in the present tense include the future tense.
2. Words used in the singular number includes the plural number and the plural number includes the singular number unless the context of the particular usage clearly indicates otherwise.
3. The words "shall," "must," and "will" are mandatory in nature implying an obligation or duty to comply with the particular provision. The word "may" is also mandatory unless the context of the particular usage clearly indicates otherwise.

1007. **DEFINITIONS**

When used in this ordinance, certain words and terms will have the meaning herein defined. Words and terms not herein defined will have their customary definitions.

Administrator. The person charged by the City of Tega Cay with the enforcement responsibilities for the ordinance as provided in Section 1008. The term also includes anyone acting as agent for the Planning Manger, Administrator of this Ordinance.

Beginning. For the survey purposes, a well defined, readily located, and permanent point or monument that is the starting point or reference for a metes and bounds description; also, the final point of such description.

Block. A parcel of land entirely surrounded by streets or highways, railroad rights-of-way, waterway, or a combination thereof.

Boundary line. For survey purposes, any line bounding an area or dividing separate properties; adequately dimensioned and described.

Buffer. Vegetative material and/or structures (i.e. berms, walls, fences) that are used to separate one type of use from another and which may or may not be within deeded lots and which may be naturally or artificially forested or may have

grass or other herbaceous ground cover. Buffers can further be defined as; A) Land Use, B) Streamside, or C) Lakeside. In such cases as B) and C) the buffer would serve as protection for water quality purposes.

Buffer Strip. A definable area of land which will remain in a natural state and/or be planted in evergreen plantings. Plantings shall be placed not greater than five (5) feet apart and shall be of a size that will allow a growth of eight (8) feet within four (4) years. No man-made structures will be placed or built within the buffer strip.

Building. A structure having a roof used for the shelter, housing, or enclosure of persons, animals, or goods.

Building line. Lines that are tangent to the exterior surface of buildings or structures, or the surfaces of cantilevered projections therefrom, parallel to front, side and rear lot lines, and referred to as front, side and rear building lines, respectively.

Building Permit. A document or certificate authorizing construction, enlargement, alteration, moving of, or demolition of a building or structure.

Certificate of Occupancy. A certificate of approval for occupancy issued after final inspection of a building. Such a certificate must be obtained before a building can be lawfully occupied.

City. The City of Tega Cay, South Carolina, incorporated April 19, 1982, and such areas which may be added to the initial incorporated area.

Common Open Space. A parcel or parcels of land or an area of water or a combination of both land and water within the site designated, designed and intended for the use and enjoyment of residents of the development or for the general public, not including streets or off-street parking areas. Common open space shall be substantially free of structures but may contain such improvements as are in the plan as finally approved and are appropriate for the benefit of residents of the development.

Common Space. An area of land which is to be owned in common by the dwelling owner and shall be comprised of the entire project area, for which a traditional legal description can be used, but which should be given a distinctive designation.

Comprehensive Plan. Any legally adopted part of element of the Comprehensive Plan of Tega Cay, South Carolina and its environs. This plan may include, but is not limited to the Zoning Ordinance, Subdivision Ordinance, Community Facilities Plan, Capital Improvement Plan and Land Use Plan.

Coordinate Description. For survey purposes, a description of lands in which the angle points or other points in the boundary are referred to grid coordinates on the South Carolina or similar coordinate systems.

County. York County, South Carolina (unincorporated area).

Crosswalk. A right-of-way (within a block) 10 feet or more in width, dedicated for public use, and intended for pedestrian access to adjacent land areas.

Cul-de-sac. A residential street, usually short, with one end open to traffic and the other end terminated with a planned vehicular turn-around or backaround.

Dedication. A gift by the owner, or a right to use the land for a specified purpose or purposes. Because a transfer of property rights is entailed, dedication shall be made by written instrument and completed by acceptance.

Density. The number of dwelling units or lots per acre of land developed or used for residential purposes.

Description by lot number. For survey purposes, a description which identifies a lot or tract of land by reference to a recorded plat and by book and page number together with other pertinent information.

Developer. An individual, partnership or corporation (or agent thereof) that undertakes the activities covered by these regulations.

Dwelling. A house, apartment, or building designed or used primarily for human habitation, but not including boarding houses or rooming houses, hotels, motels, tourist homes or other structures for transient residents.

- .1 **Dwelling (one-family or single family).** A detached dwelling or an attached structure where each unit extends from the foundation to the roof, designed for or occupied exclusively by one family.
- .2 **Dwelling (two-family or duplex).** A building containing two dwelling units that are connected by a common structural or load-bearing wall of at least ten linear feet and designed for occupancy by not more than two families.
- .3 **Dwelling (group).** A group of two or more principal structures built on a single lot, parcel or tract of land and designed for occupancy by separate families.

.4 **Dwelling (multiple).** A building or series of buildings on the same lot containing three or more dwelling units in which each unit does NOT extend from the foundation to the roof.

Dwelling unit (DU). An enclosure of one or more rooms and separate bathrooms, sleeping and kitchen facilities designed and constructed as a unit for permanent residential occupancy by one family. When one dwelling unit is built above another dwelling unit it shall be considered two dwelling units.

Easement. A grant of one or more of the property rights by the property owner of a portion of land for a specified purpose and use by the public, a corporation, or other entities.

Engineer. The terms "practice of engineering," "engineering services," "work performed by an engineer," or any similar term within the intent of this ordinance, requiring the services of a professional engineer, shall mean any professional service or creative work requiring engineering education, training and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional services or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with specifications and design in connection with any public or private utilities, structures, buildings, machines, equipment, processes, works or projects. The "City Engineer" is any agent of the City engaged to perform for the City the same functions as the County Engineer performs for the County. All "engineering" work required under these regulations must be certified by a professional engineer registered in the State of South Carolina.

Flood. A general and temporary condition of partial or complete water coverage of normally dry land area because of the accumulation or runoff of surface waters from any source.

Flood plain. A land area adjoining a river, stream or water course which is likely to be flooded. The flood plain for the major streams in York County is duly designated on officially adopted York County Flood Plain Maps, which are available from the office of the County Manager.

Governing authority. The Tega Cay City Council.

Grid coordinates. For survey purposes, distances measured at right angles to each other in a rectangular system having two base lines at right angles to each other.

Improvements, public. Any of the following, with any appurtenant construction and grading; street and parking areas pavement, sidewalks, sanitary sewers, storm drains, water mains, street trees, street signs, and street lighting fixtures.

Landscape Plan. A scaled drawing showing the location and installation of plant materials, such as trees, shrubs, ground cover, and grass used in spaces void of any impervious material or building structure and areas to be left in their natural state.

Lot. A parcel of land or any combination of several lots of record having frontage on a private driveway or on a street, occupied or intended to be occupied by a principal building or a building group as permitted herein, together with their accessory buildings or uses, and such access, yards and other open spaces required under this ordinance.

Metes and bounds description. For survey purposes, a description in which the boundary lines starting from a given point are described by listing the direction, distance, and description of corners, of the lines forming this boundary in succession and adjoining owners.

Natural Undisturbed Open Space (NUOS). Is an area of land or water or both varying in length and width which shall be left in a natural undisturbed condition.

Open space site. A tract of land provided in residential subdivisions to meet the local recreational needs and desires of residents. Such tracts may include play areas, small parks, natural woods and areas of unusual scenic beauty.

Owner's engineer. The Engineer registered and in good standing with the South Carolina Board of Registration for Professional Engineers and Land Surveyors who is the agent of the owner of land, which is proposed to be subdivided, or which is in the process of being subdivided.

Owner's land surveyor. The land surveyor registered and in good standing with the South Carolina Board of Registration for Professional Engineers and Land Surveyors who is the agent of the owner of land proposed to be subdivided, or which is in the process of being subdivided.

Parks. Lots of parcels of land devoted to recreational pursuit, both active and passive. Facilities can range from open landscaped areas to tot lots, playgrounds, neighborhood parks, and playfields.

Parking, off-street. An area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street arranged so that no maneuvering incidental to parking will be on any street and so that an automobile may be parked or unparked therein without moving any other automobiles. Minimum space for parking a vehicle (automobile) should be 300 square feet. Providing a garage or carport will be considered the equivalent of off-street parking.

Pedestrian Trail. Area of land which is developed for the purposes of a) providing public recreation and b) providing pedestrian connectivity throughout the City - to include both residential and commercial districts. Pedestrian trails are to be located in natural areas. A walking trail shall be deemed a pedestrian trail. NOTE: Natural Trails are not prohibited but are not considered suitable to meet the requirements of the Subdivision Land Development Code. However, design standards for Natural Trails must meet City approval.

Planning Commission. The Planning Commission of Tega Cay, South Carolina.

Plat. A map or drawing which is an accurate graphical representation of a subdivider's plan for a subdivision.

- .1 **Sketch plan.** A simple sketch of a proposed subdivision layout, showing streets and other principal features.
- .2 **Preliminary plat.** A drawing which shows the proposed layout of a subdivision in sufficient detail to indicate its workability in all aspects.
- .3 **Survey plat.** A plat within the purpose and intent of this ordinance which is an accurate graphical representation, neatly lettered and property dimensioned, showing metes and bounds of all exterior land property, including pertinent and important data and information pertaining thereto.
- .4 **Final plat.** An as-built plat of a tract of land which meets the requirements of these Regulations and is in final form for recording in the offices of the York County Registrar of Deeds (Clerk of Court).

Private Driveway. A roadway serving no more than two lots, building sites, or other divisions of land and not intended for routine public ingress or egress.

Private Street. A street is private unless its right-of-way has been dedicated to and accepted by the State of South Carolina or the City of Tega Cay.

Public Street. This means, relates to, and includes the entire right-of-way of streets, avenues, boulevards, highways, freeways, lanes, courts, thoroughfares, collectors, residential and arterial streets, cul-de-sacs and other ways considered public and both dedicated to and accepted by the State of South Carolina or the City of Tega Cay.

- .1 **Arterial Major Street.** The principal streets serving the major movements into and out of the City.
- .2 **Collectors.** Streets used or intended to be used for moving traffic from residential streets to major thoroughfares, including the principal entrance and circulation street, or streets, of a development.

.3 **Residential streets.** Streets used or intended to be used for access to abutting properties.

Recreation Area or Park. An area of land or combination of land and water resources which is developed for active and/or passive recreational pursuits with various man-made features which accommodate such activities.

Riparian Buffer. An area of land adjacent to a stream, lake, or wetland that contains a combination of trees, shrubs, and/or other perennial plants and is managed differently from the surrounding landscape, primarily to provide conservation benefits.

Reservation. The obligation to maintain an area of land free of development for a specified period of time without a transfer of property.

Sanitary sewer. A constructed conduit connected with or as a sewer system for the carrying of liquids and solids other than storm waters to a sanitary treatment facility.

SCDHEC. South Carolina Department of Health and Environmental Control.

SCDOT. South Carolina Department of Transportation.

Septic System. A system for the treatment and disposal of domestic sewage by means of a septic tank and a soil absorption system. All such systems are subject to the review and approval of the South Carolina Department of Health and Environmental Control.

Site Plan. A scale drawing showing the relationship between lot lines and their uses, buildings or structures, existing or proposed on a lot, including such details as parking areas, access points, landscaped area, building areas, setbacks from lot lines, building heights, floor areas, densities, utility lines and currents, or a special or particular use.

Site Specific Development Plan. A development plan submitted for approval describing with reasonable certainty the types and density or intensity of uses for a specific property or properties.

Structure Setback Required. The minimum distance required from the front, side and rear property lines and the base of any structure or any projections thereof, including eaves, chimneys, steps, bay windows, fire escapes, or other appurtenances.

Structure. Anything constructed or erected, the use of which either requires location on the land or attachment to something having a permanent location on the land.

Subdivider. Any person, firm, corporation, or other legal entity subdividing land within the jurisdiction of this ordinance.

Subdivision. "Subdivision" is a division of a tract or parcel of land into two or more lots, building sites, or other division for the purpose, whether immediate or future, of sale or building development, and includes any division of land involving a new public or private street or a change in existing public streets or private streets, and includes resubdivision.

The following will be exempt from the provisions of this ordinance.

.1 The division of land by will, or by inheritance under the statute of descent and distribution, or by gift conveyed by deed, will be exempt from the provisions of this ordinance. Such exemption is limited to the conveyance of land from one member to another member of the same immediate family (mother, father, children, grandchildren, brothers or sisters).

.2 The following exceptions are included within this definition only for the purpose of requiring an administrative subdivision review and that the Tega Cay Planning Commission must be informed and have records 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 meet the standards of the governing authority.

The term "previously platted" means platted, approved and recorded, if such lots were created in accordance with subdivision regulations and/or recorded prior to existence of applicable subdivision regulations.

.2 The division of land into parcels of more than 2 acres, where no new street or widening of any street is involved.

The phrase, "where no new street or widening of an existing street is involved," is construed as meaning that any such parcel must have at least 25 feet of frontage on an approved existing State or City owned and/or accepted maintenance street and no new public street is involved.

- .3 The completion of existing subdivisions already having received the approval of construction plan (deemed to be the equivalent of Preliminary Plat approval) by the appropriate public agencies, and where construction of streets or utilities has substantially been commenced prior to the adoption of these regulations.
- .4 The division of a tract of land into lots by a single-family owner, where no new street is involved, provided the sizes of such lots are equal to or exceed the standards set forth in these regulations and are approved by the State Department of Health and Environmental Control.
- .5 The partition of land by Court decree.

Any and all of the plat exceptions noted above must be presented as information to the Tega Cay Planning Commission, which will indicate and evidence receipt of same on the plats.

Subdivision, Major. Any subdivision that does not meet the criteria for subdivision exception (see Subdivision definition) or a minor subdivision.

Subdivision, Minor. Those divisions of land that do not qualify for administrative subdivision review, but which consist of three lots or less (including the original lot) and does not include any new streets, right(s)-of-way, easement(s), public open space(s) or infrastructure.

Subdivision Plan. A map or drawing upon which the subdivision is presented for approval.

Surveyor. The terms "practice of land surveying," "land surveying," "the preparation or submission of plats," or other related terms within the meaning and intent of this ordinance shall include measuring and locating lines, angles, elevations, natural and manmade features in the air, on the surface of the earth, with underground workings, or on the beds or bodies of water for the purpose of determining areas and volumes, for the monumenting or marking of property boundaries and for the platting and laying out of lands and subdivisions thereof, including the topographic alignment and grades of streets and for the preparation of maps, plats and property descriptions that represent the surveys.

Tier-Lots. A lot or lots which fronts or backs upon a limited access highway or private street, a physical barrier or another type of land use and to which access from the rear is usually inaccessible.

Townhouse. A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides.

Utilities. Utilities shall consist of any and all utility services to a subdivision, including water, electricity, telephone, cable television, gas, and sanitary sewerage, whether such utilities are supplied by a private individual company or a governmental entity.

Vested Right. The right to undertake and complete the development of property under the terms and conditions of a site-specific development plan or an approved phase of a phased development plan as provided in the Vested Rights Act, being S.C. Code § 6-29-1520 *et seq.*

Zoning ordinance. The officially adopted zoning regulations of Tega Cay, South Carolina (if applicable).

1008. **ADMINISTRATION**

The Planning Commission is authorized to administer land development regulations adopted by City Council. . The Planning Commission may assign the responsibility for technical reviews, receipt of plats, and correspondence regarding a subdivision proposal to the administrative official designated as the Planning Manager for the City of Tega Cay. Where, in this ordinance, certain requirements call for submission of information or data to the Planning Commission, it will be construed to include the administrative official. In either case, the review and approval of subdivision under this ordinance will be conducted by the Tega Cay Planning Commission unless the subdivision meets the exception criteria contained in the definition section.

1009. **AMENDMENTS**

The Planning Commission will prepare and recommend land development regulations to the governing body for adoption. Amendments will be adopted by vote of the City Council.

1009.1 **PUBLIC HEARINGS**

The Planning Commission and City Council will hold a joint public hearing on any proposed amendment to these regulations. A notice shall be published in a newspaper having general circulation in the area not less than 30 days prior to the hearing (S.C. Code 6-29-1130). Notices must be mailed to groups, which ask to be informed of such meetings.

1010. **VARIANCES, EXCEPTIONS, AND WAIVER OF CONDITIONS**

1010.1

GENERAL

Where the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a great extent by an alternate proposal, it may approve variances, exceptions, and waiver of conditions to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that the variance, exception or waiver of conditions shall not have the effect of nullifying the intent and purpose of these regulations; and further provided the Planning Commission shall not approve variances, exceptions and waiver of conditions unless it shall make findings based upon the evidence presented to it in each specific case that:

- a. The granting of the variance, exception, or waiver of conditions will not be detrimental to the public safety, health, or welfare or injurious to other property;
- b. The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property;
- c. Because of the particular physical surroundings, shape or topographic conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;
- d. The relief sought will not in any manner vary the provisions of the Zoning Ordinance, Erosion and Sedimentation Control Ordinance, Comprehensive Plan, or Official Map, except that those documents may be amended in the manner prescribed by law.

1010.2

CONDITIONS

In approving variances, exceptions, or waivers of conditions, the Planning Commission may require such conditions as will, in its judgment, secure substantially the purposes described in Section 1004.

1010.3

PROCEDURES

A petition for a variance, exception, or waiver of conditions shall be submitted in writing by the Subdivider to the Planning Manager at the time when the preliminary plat is filed for the consideration of the Planning Commission. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner. Any variance that is approved is required to be entered in writing in the minutes of the Planning Commission and the reason on which such departure was justified.

1011. **FEES**

A fee, in accordance with the Fee Schedule adopted by the City Council, shall be payable upon submittal of all subdivision and site plans.

1012. **INTERPRETATION**

The regulations expressed herein are for the protection of the health, safety, economy, good order, appearance, convenience, and welfare of the general public. The Planning Commission may designate the responsibility for initial interpretation of The Subdivision and Land Development Code to the Planning Manager and request the provision of such interpretation in writing.

1013. **CONFLICT WITH OTHER LAWS, ORDINANCES, OR REGULATIONS**

Wherever the requirements made under authority of these regulations impose higher standards than are required in any 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.

1014. **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.

1015. **REPEAL OF CONFLICTING ORDINANCES**

All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed.

1016. **VIOLATIONS AND PENALTIES**

Any violation of these regulations shall be a misdemeanor and, upon conviction, is punishable as provided by City Ordinances. The City Planning Manager or City Code Enforcement Officer is authorized under Ordinance No. 117 (Amended) to issue a court summons for the enforcement of this ordinance.

1017. **EFFECTIVE DATE**

These amended regulations shall take effect immediately upon Second Reading.

1018 **VESTED PROPERTY RIGHTS**

ESTABLISHMENT OF VESTED RIGHTS

1. A vested right as defined in Section 1007 is established for two years upon the approval of a Site-Specific Development Plan.
2. The landowner of real property with a vested right may apply in writing before the end of the vesting period or within 30 days after the expiration of the vesting period or any extension thereof but not thereafter to the Tega Cay Planning Commission for an annual one-year extension of the vested right. The Planning Commission must approve applications for at least five annual extensions of the vested right if a timely and proper application has been filed with the Planning Commission unless an amendment to land development ordinances or regulations has been adopted that prohibits approval. If no timely and proper written application is made by the landowner to the Planning Commission for an annual extension, the vesting period or annual extension applicable to such real property shall expire at the end of the vesting period or the annual extension thereof.
3. The Planning Commission shall not provide for or approve the establishment of a two-year vested right in a conditionally approved site-specific development plan. No two-year vested right is established in a conditionally approved site-specific development plan until such vested right is specifically and expressly approved by the Planning Commission in writing when a site-specific development plan is approved without conditions.
4. The Planning Commission shall not approve the establishment of a vested right in an approved phased development plan but may approve and establish a vested right in any phase of a phased development plan which conforms to, complies with and satisfies all state statutes and city codes and ordinances including, but not limited to, planning, zoning, subdivisions, stormwater management and control, building, fire, water and sewer, road and other state and city codes applicable to such development.
5. No vested right in a site-specific development plan shall attach or be established until plan applications and required documents have been received, all required approvals have been given or granted, and all fees have been paid in accordance with the procedures outlined in this code. No vested right attaches or is established until a final decision has been rendered favorable to the applicant on all administrative appeals.

6. The Tega Cay Board of Zoning Appeals is not authorized to grant or approve a vested right and no vested right shall be established, created or accrue as a result of any decision of the Board of Zoning Appeals.

1018.2

CONDITIONS AND LIMITATIONS

- a) A vested right established by this subchapter and in accordance with the standards and procedures in county zoning, land development and land use ordinances and regulations are subject to the following conditions and limitations:
 1. The form and content of a site-specific development plan submitted by a landowner must conform and comply with city planning, zoning, subdivision, stormwater management and sediment control, building, electrical, mechanical, life safety, fire, water and sewer, road and other codes, ordinances and regulations applicable to such development or development plan;
 2. No vested right in a site-specific development plan shall be established except in conformity with City planning, zoning, subdivision, stormwater management and sediment control, building, electrical, mechanical, life safety, fire, water and sewer, road and other land use codes, ordinances and regulations;
 3. If the Planning Commission approves a vested right for one or more phases of a phased development plan, a site-specific development plan shall be required for approval with respect to each phase in accordance with regulations in effect at the time of vesting;
 4. No vested right is established under a conditionally approved site-specific development plan or conditionally approved phased development plan. Any approved site-specific development plan or approved phased development plan or phase thereof may be terminated by the Planning Commission upon its determination, following notice and a public hearing, that the landowner has failed to meet the terms of the approval; and
 5. A vested right established in accordance with the provisions of this subchapter shall be vested upon approval by the Planning Commission of the site-specific development plan or specific phase of a phased development plan that authorizes the developer or landowner to proceed with investment in grading, installation of utilities, streets and other infrastructure and to undertake other specific expenditures necessary to prepare for application for a building permit. No developer or landowner shall proceed with investment in grading, installation of utilities, streets or other infrastructure, or shall undertake other significant expenditures necessary to prepare for application for a building permit before a site-specific development plan or phased development plan or

phase thereof authorizing such improvements and expenditures has been approved by the Planning Commission. No investment in grading, installation of utilities, streets or other infrastructure, or other significant expenditures shall give rise to or establish a vested right until the Planning Commission has approved the site-specific development plan or phased development plan or phase thereof that authorizes the developer or landowner to proceed with improvements or undertake other significant expenditures on the real property which is proposed for development.

- b) A site-specific development plan for which a variance, regulation or special exception is necessary, does not qualify and may not claim or receive vested right status unless and until the variance, regulation or special exception is obtained and the site-specific development plan has been approved without conditions or exceptions. A phased development plan for which a variance, regulation or special exception is necessary does not qualify and may not obtain a vested right until the variance, regulation or special exception is obtained and the phase of the phased development plan has been approved without condition or exception.
- c) A vested right for a site-specific development plan expires two years after vesting; provided, however, that the landowner of real property with a vested right may apply to the Planning Commission before the end of the vesting period or within 30 days after the expiration of the vesting period or any extension thereof, but not thereafter, for an annual extension of the vested right for a period of one year. If a timely and proper written application is made, the Planning Commission must approve applications for no more than five successive annual extensions unless an amendment to land development ordinances or regulations has been adopted that prohibits approval of such annual extension applications. The Planning Commission shall designate the vesting point for a phased development plan as the date of approval of each phase of the phased development plan. The Planning Commission may extend the time for a vested site-specific development plan to a total of five years upon a determination that there is just cause for the extension and that the public interest is not adversely affected. Upon expiration of a vested right, a building permit may be issued for development only in accordance with applicable land development ordinances and regulations then applicable.
- d) A vested site-specific development plan or a vested phased development plan which has been approved by the Planning Commission may be amended if the amendments are approved by the Planning Commission pursuant to the provisions of applicable county land development ordinances and regulations.

- e) A validly issued building permit does not expire or is not revoked upon expiration or termination of a vested right, except for public safety reasons or as prescribed by the applicable building code.
- f) vested right to a site-specific development plan or a phase of a phased development plan may be revoked by the Planning Commission upon its determination, after notice and a public hearing, that there was a material misrepresentation by the landowner or substantial non-compliance with the terms and conditions of the original or amended approval.
- g) A vested site-specific development plan or a vested phase of a phased development plan is subject to later enacted federal, state or local laws or ordinances adopted to protect public health, safety and welfare, including, but not limited to, building, fire, plumbing, electrical and mechanical codes and non-conforming structure and use regulations which do not provide for the grandfathering of the vested right. The issuance of a building permit vests the specific construction project authorized by the building permit to the building, fire, plumbing, electrical and mechanical codes in force at the time of the issuance of the building permit.
- h) A vested site-specific development plan or vested phased development plan or phase thereof is subject to later local governmental overlay zoning that imposes site plan-related requirements but does not affect allowable types, height as it affects density or intensity of uses or density or intensity of uses.
- i) A change in the zoning district designation or land use regulations made subsequent to vesting that affects real property does not operate to affect, prevent or delay development of the real property under a vested site-specific development plan or vested phase of a phased development plan without the consent of the landowner.
- j) If real property having a vested site-specific development plan or vested phased development plan or phase thereof is annexed, the Tega Cay City Council must determine, after notice and public hearing in which the landowner is allowed to present evidence, if the vested right is effective after the annexation.
- k) The Tega Cay City Council, the Planning Commission and local zoning, planning and codes officials must not require a landowner to waive his or her vested rights as a condition of approval or conditional approval of a site-specific development plan or phased development plan or phase thereof.

- a) A vested right pursuant to this subchapter or the Vested Rights Act, being S.C. Code § 6-29-1520 *et seq.*, is not a personal right but attaches to and runs with the applicable real property. The landowner and all successors to the landowner who secure a vested right pursuant to the Vested Rights Act or this subchapter may rely upon and exercise the vested right for its duration, subject, however, to applicable federal, state and local laws adopted to protect public health, safety and welfare, including, but not limited to, building, fire, plumbing, electrical and mechanical codes and non-conforming structure and use regulations which do not provide for grandfathering of the vested right. Nothing contained herein shall preclude judicial determination that a vested right exists or does not exist pursuant to other statutory provisions.

1018.4

LANDOWNER RIGHTS DEEMED VESTED

- a) The landowner's rights are considered vested in the types of land use and density or intensity of uses defined in the development plan, and the vesting is not affected by later amendments to a zoning ordinance or land use or development regulation if the landowner:
 - 1. Obtains or is the beneficiary of a significant affirmative government act that remains in effect allowing development of a specific project;
 - 2. Relies in good faith on the significant affirmative government act; and
 - 3. Incurs significant obligations and expenses in the diligent pursuit of the specific project in reliance on the significant affirmative government act.

- b) For purposes of this section, the following are significant affirmative governmental acts allowing development of a specific project:
 - 1. The Tega Cay City Council has accepted exactions or issued conditions that specify a use related to a zoning amendment;
 - 2. The Tega Cay City Council has approved an application for a rezoning for a specific use;
 - 3. The Tega Cay City Council or Planning Commission has approved an application for a density or intensity of use;
 - 4. The Tega Cay City Council or Planning Commission has granted a special exception or use permit with conditions;
 - 5. The Tega Cay City Council or Planning Commission has approved a variance;
 - 6. The Planning Commission has approved a preliminary subdivision plat, site plan or plan of phased development for the landowner's property and the applicant diligently pursued approval of the final

plat or plan within a reasonable period of time under the circumstances; or

7. The Planning Commission has approved a final subdivision plat, site plan or plan of phased development or phase thereof for the landowner's property.

1100. **PLAT APPROVAL PROCEDURE**

There are two procedures applicable to subdivision approvals, an abbreviated procedure for a Minor Subdivision and a standard procedure for a Major Subdivision. The subdivider must also complete and submit a Subdivision Application and Restricted Covenants Form at the time of plat submission.

1101. **ABBREVIATED PROCEDURE – MINOR SUBDIVISION**

For the purposes of this ordinance, a Sketch Plan and Preliminary Plat are not required for the approval of a subdivision under the abbreviated procedure. Subdivisions of land which do not involve street dedication, utility extensions, or more than 3 lots (including the original lot), may follow the abbreviated procedure. If any area proposed for subdivision is a part of a larger tract which the subdivider owns, has an option on or any legal interest in, then no part of the tract may be subdivided under the abbreviated procedure.

The subdivider must submit a Final Plat to the Planning Commission for approval. The Final Plat must be prepared and approved in accordance with the Final Plat requirements for a regular subdivision as found in Section 1105.

1102. **STANDARD PROCEDURE – MAJOR SUBDIVISION**

Subdivisions of land which involve any street right-of-way, utility extension, 4 or more lots, or more than 5 acres, will be required to follow the standard procedure.

Three steps listed below are involved in plat approval.

- .1 Review and approval of a Sketch Plan
- .2 Review and approval of a Preliminary Plat and supporting data
- .3 Review and approval of a Final Plat.

Step .2 (see Section 1104) must be completed prior to making any street improvements and/or installing any utilities. Step .3 (see Section 1105) must be completed prior to the sale of lots in the subdivision.

1103. **SKETCH PLAN**

A sketch plan is a simplified drawing of a proposed subdivision. The purpose of this Sketch Plan step is to provide a means of offering advice and help to the subdivider/developer before extensive site planning and engineering work is undertaken. When a subdivision is at this stage, a subdivider/developer has not incurred substantial costs and can secure early guidance regarding the proposed layout and determine what will be required before making detailed plans. The Sketch Plan will help both the Planning Commission and the subdivider/developer in making decisions about the plans for a proposed subdivision development. When a development Master Plan accompanies a Petition to Annex and Rezone a property, the Master Plan shall be considered as meeting the Sketch Plan requirement.

1103.1. **REVIEW**

The subdivider/developer must submit six legible copies of the Sketch Plan and supporting documentation to the Planning Manager a minimum of thirty (30) days prior to the regularly scheduled meeting of the Planning Commission at which the subdivider/developer desires to be heard. The City Technical Review Team, comprised of the Planning Manager, City Engineer, Utilities Director, Operations Director, Development Services Director, and Fire Marshal shall provide a preliminary review and provide a written recommendation of approval prior to presentation to the Planning Commission. The subdivider/developer must submit twelve (12) full size (24" x 36") legible copies of the Sketch Plan to the Planning Manager after approval by the Technical Review Team. Copies must be received a minimum of ten (10) days prior to the Planning Commission meeting at which the subdivider/developer desires to be heard.

1103.2. **APPROVAL**

The Planning Commission will review and approve, disapprove or approve with modifications, the Sketch Plan, within 15 days of the meeting at which it is presented. Pertinent comments and recommendations will be noted in the minutes of the Planning Commission meeting and by letter to the applicant. If the sketch plan is disapproved or if additional changes are requested and the subdivider/developer does not agree with the decisions, the subdivider/developer may present the sketch plan to the Planning Commission for reconsideration, provided he/she notifies the Planning Commission of his/her intent to do so at least 30 calendar days prior to the scheduled meeting of the Planning Commission at which the subdivider/developer desires to be heard.

1103.3. **SKETCH PLAN CONTENT**

The Sketch Plan must 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 developments. In addition, all Sketch Plans must include the following information.

1. North arrow, date, and scale not to exceed 1" = 200'.
2. An accounting of total acreage in the tract to be divided.
3. A typical lot area and the approximate number of lots.
4. Topography of the site with the contour interval of not more than 5'.
5. The existing and proposed uses of land throughout the subdivision, including proposed streets.
6. The existing uses of land surrounding the subdivision.
7. The proposed name of the subdivision.
8. Estimated development time for each phase of the project.

A subdivider/developer must submit a Sketch Plan of his/her entire tract even though his/her present plans call for the actual development of only a portion of the actual development or only a part of the property.

1104. **PRELIMINARY PLAT**

1104.1 **REVIEW**

Any subdivider/developer seeking approval of a Preliminary Plat must submit six (6) full size (24" x 36"), two reduced size (11" x 17") legible copies of the preliminary plat to the Planning Manager a minimum of sixty (60) days prior to the regularly scheduled meeting of the Planning Commission at which the subdivider/developer desires to be heard and a digital copy of the subdivision plat and supporting data. The digital submittal must be in .jpeg or .pdf format. The plat and supporting data must meet the minimum requirements contained in this ordinance. All land development plans must also meet the provisions for storm water management and sediment erosion control as required by City Ordinances. Copies of the Preliminary Plat and supporting data will be transmitted by the Planning Manager to the appropriate agencies for review, comment, and/or approval. These agencies include, but are not limited to, those listed below.

1. Utility companies serving Tega Cay (three copies).
2. City of Tega Cay Departments and Staff:
 - a) Planning Manager
 - b) City Engineer
 - c) Fire Chief

- d) Fire Marshall
 - e) Operations Director
3. SCDHEC
 4. York County Public Safety Communications.
 5. Lake Wylie Marine Commission (if the development is within their jurisdictional boundaries).
 6. Duke Power, Division of Lake Management (if the development is within their jurisdictional boundaries).
 7. U. S. Army Corps of Engineers (if the development is within their jurisdictional boundaries).

Reviewing departments shall indicate in writing to the Planning Manager any specific inadequacies, comments or conditions affecting the proposed subdivision, anticipated development and surrounding areas. The comments are to be forwarded by the Planning Manager to the developer or agent within fifteen (15) calendar days following the initial submittal. The developer or agent will be required to re-submit the preliminary plat no later than 21 calendar days prior to the Planning Commission meeting. Any item outlined in these comments not resolved by 5:00 p.m. seven (7) calendar days prior to the meeting will result in a deferral until such time as any plat deficiencies have been addressed and all reviewing agencies have indicated approval.

1104.2. **APPROVAL**

The City Technical Review Team, comprised of the Planning Manager, City Engineer, Utilities Director, Operations Director, Development Services Director, and Fire Marshal shall review and provide a written recommendation of approval of all construction plans prior to consideration of approval by the Planning Commission. The subdivider/developer must submit twelve (12) full size (24" x 36") legible copies of the Preliminary Plat to the Planning Manager after receiving notification of approval by the Technical Review Team. Copies must be received a minimum of seven (7) days prior to the Planning Commission meeting at which the subdivider/developer desires to be heard. The Planning Commission will act on the Preliminary Plat submittal and supporting data including agency reviews, comments or approvals within 40 days of the receipt and acceptance of the complete plat and supporting documents. Failure to act within the designated time period shall be considered to constitute approval. If the plat is approved, the Planning Commission will indicate in writing the conditions of such approval, if any. If the plat is disapproved, the Planning Commission will state in writing its disapproval and its reasons for such action. All actions of the Planning Commission will be recorded in the minutes of the Planning Commission

meeting. The developer must be notified in writing of the actions taken by the Planning Commission.

When a Preliminary Plat is approved, the Planning Commission will do the following things.

1. Note such approval of the Preliminary Plat on the Plat, certified by the Planning Commission or the Planning Commission's agent on authorization of the Planning Commission.
2. Note on the Plat the date on which the Planning Commission granted approval.
3. Note on the Plat the date of written notification to the subdivider or his authorized agent.
4. Place on the Plat the seal of the Planning Commission.

The subdivider/developer is responsible for submitting a digital copy of the approved Preliminary Plat in either .dwg or .dxf file format to York County Public Safety Communications.

Approval of a preliminary plat does not constitute approval of the Final Plat. Application for approval of the Final (record) Plat will be considered only after the specifications and requirements of the ordinance are met and all other specified conditions have been met. Upon approval of the Preliminary Plat by the Planning Commission, the subdivider/developer may proceed to comply with other requirements of these regulations and the preparation of the Final Subdivision Plat. At this same time, notification shall be sent to all affected agencies that the Preliminary Plat has been approved and that street improvements and utility installations at the proposed site of the application may be commenced by the applicant. A subdivider/developer must begin required improvements within 12 months from the date of Preliminary Plat approval or the approval will be considered null and void. If this 12-month requirement is not met, the subdivider/developer must then resubmit for Preliminary Plat approval in accordance with the provisions of this ordinance. Notification of the approval will be sent to affected agencies.

1104.3

PRELIMINARY PLAT CONTENT AND SUPPORTING DATA

The Preliminary Plat must be drawn at a scale of 100 feet or less to one inch. This map and supporting data must meet basic standards of design as set forth in these regulations and Appendix A-1: Survey Standards and must be prepared according to the rules and regulations established for engineers and surveyors by the South Carolina Board of Registration for Professional Engineers and Land Surveyors.

1104.3.1 **GENERAL INFORMATION**

- .1 The proposed name of the subdivision and owner/and or subdivider.
- .2 A graphic scale, north arrow and date (north arrow must be identified as magnetic, true, or grid).
- .3 A vicinity map showing the relationship to the adjacent surrounding area.
- .4 The acreage to be subdivided.
- .5 The boundaries of the tract to be subdivided with all bearings and distances indicated (survey specifics are covered further in this ordinance).

1104.3.2. **EXISTING CONDITIONS**

- .1 Zoning classifications of area to be subdivided as well as adjacent areas (if applicable).
- .2 Deed record names of adjoining property owners or subdivision.
- .3 Location of streams, lakes, and land subject to 100-year flood on the property to be subdivided.
- .4 Location of adjoining property lines and existing buildings on the property to be subdivided.
- .5 Location and right-of-way of streets, roads, railroads and utility lines either on or adjacent to the property to be subdivided. Specifics must be given as to whether utility lines are in easements or rights-of-way and location of poles and/or towers must be shown.
- .6 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 must be shown.
- .7 The acreage of each drainage area affecting the proposed subdivision.
- .8 Elevations must refer to Mean Sea Level Datum (if available) where public water and/or public sewers are to be installed.
- .9 Location of city and county lines, if applicable.
- .10 Topography of the site with a contour interval of not more than 5 feet.

1104.3.3. **PROPOSED CONDITIONS**

- .1 Layout of streets, public crosswalks, street names or designations, grades, and cross sections.
- .2 Profile of proposed streets showing natural and finished grades.
- .3 Layout of all lots, including structure setbacks, scaled dimensions of lots, lot and block numbers, and utility easements with width and use.
- .4 Description and location of all required amenities.
- .5 Construction Plan of sanitary sewers (if applicable) with grade, pipe size, location of manholes, and points of discharge and permit to construction from DHEC.
- .6 Construction Plan(s) of storm sewer system(s) with grade, pipe size, and location of outlet. Storm sewers must be sized to accommodate runoff based upon the previous 25 years of rainfall frequency.
- .7 Construction Plan for water supply system with pipe sizes and location of hydrants and valves and permit to construct from DHEC.
- .8 Designation of all land (if any) to be reserved or dedicated for public use. (See Section 1306).
- .9 Designation of proposed use of all lots.
- .10 Proposed major contour changes in area where substantial cut and/or fill is to be done.
- .11 Total number of lots, total acreage, total length of new streets.
- .12 Stormwater Management and Sediment Control Plan.
- .13 Designation of wetlands by the U.S. Army Corps of Engineers.

- 1104.3.4.1 .1 **REVEGITATION BOND.** A revegitation bond is required. The Bond must be approved by the City prior to the issuance of a City Land Disturbance Permit.

1104.3.5. **TRAFFIC IMPACT ANALYSIS**

The intent of this section is to provide the information necessary to allow decision-makers to assess the transportation implications of traffic associated with a proposed development, to address the transportation-related issues associated

with development proposals that may be of concern to neighboring residents, business owners and property owners, and to provide a basis for negotiation regarding improvements and funding participation in conjunction with an application for development.

A Traffic Impact Analysis will be required for any land use plan amendment, amendment to the zoning map, subdivision, special exception permit, rezoning or site plan under the following described conditions:

1. The proposed development will consist of thirty (30) or more residential dwelling units.
2. The proposed development will consist of two (2) acres or greater of commercial property.
3. Any residential project accessing an arterial street.
4. The proposed development will generate more than 125 cumulative trips per acre per day at full occupancy, according to most current versions of the ITE Trip Generation Informational Report or comparable research data published by a public agency or institution, and which will generate, based on the size of the development, 750 or more average daily trips.
5. The proposed development will concentrate 1,500 or more trips per day through a single access point.

1104.3.6. **TRAFFIC IMPACT ANALYSIS PREPARATION**

Traffic impact analysis shall be prepared by a Licensed Professional Engineer or qualified AICP planner with no less than five years' experience in the preparation of traffic analyses and shall conform to the requirements of SCDOT publication "Access and Roadside Management Standards", Latest edition, section 3C-2.1, impact studies. The applicant shall coordinate with the SCDOT and local road authorities to determine whether planned roadway or intersection improvements affect the capacity of the roadway or designs of roadways or access points proposed by the applicant.

The standards for traffic service that shall be used to evaluate the findings of traffic impact studies are:

1. For collector or local streets, a Level-of-Service (LOS) "C" or better shall be maintained. On any arterial or higher order street a LOS "D" or better shall be maintained. Level of service will be measured for segments and intersections using ITE standards for LOS calculation. Where the existing LOS is below these standards, the traffic impact analysis shall identify

those improvements required to ensure that development related traffic demands result in no net reduction in LOS, and identify additional improvements needed to raise the level of service to the standards on the applicable street to the adopted LOS standard.

2. The number and spacing of access points shall comply with applicable county, state and AASHTO standards.
3. Average Daily Traffic (ADT) on residential streets shall be within the ranges outlined for the class of street involved. No non-residential development shall increase the traffic on a residential street with at least 300 average daily trips by more than 25%.
4. On-site vehicle circulation and parking patterns shall be designed so as not to interfere with the flow of traffic on any public street and shall accommodate all anticipated types of site traffic.
5. Access points shall be designed to provide for adequate sight distance and appropriate facilities to accommodate acceleration and deceleration of site traffic.
6. Details shall be provided on curb space use on public streets along the edge of the development site when it is intended that such areas be used for parking, parking space access, delivery and loading zones, passenger zones, taxi cab stands, bus stops, fire zones and/or other official/emergency zones. This review shall include a description of existing conditions prior to development, and proposed changes resulting from the development, including a description of any loss or gain in curb space use by the activities intended.

1104.3.7. **TRAFFIC IMPACT ANALYSIS CONTENT**

A traffic impact analysis shall contain information addressing the factors listed below:

1. The report shall contain illustrations and narrative that describe the characteristics of the site and adjacent land uses as well as expected development in the vicinity which will influence future traffic conditions. A description of the proposed development including access plans, staging plans and an indication of land use and intensity, shall be provided.
2. The analysis shall identify the geographic area under study and identify the roadway segments, critical intersections and access points to be

analyzed. The applicant shall meet with the City Engineer and Planning Manager to establish the study area prior to conducting the study. At a minimum, the study shall encompass all site access points, all intersections adjacent to the site and the first signalized intersection along each road serving the site, provided that the intersection is no further than three miles from the site. The criteria that define the scope for each TIA may vary depending on the size and type of development. Additional factors may be added to the study by the City staff if there are known areas of concern that may be impacted by the development, including but not limited to existing congested areas and existing residential development.

3. The report shall contain a summary of the data used in the analysis of existing traffic conditions, including:
 - (a) Traffic count and turning movement information, including the sources, dates and times of traffic count information used in the report;
 - (b) Correction factors that were used to convert collected traffic data into representative design hour traffic volumes;
 - (c) Roadway characteristics, including the design configuration of existing or proposed roadways, existing traffic control measures (speed limits, traffic signals, etc.) and existing driveways and turning movement conflicts in the vicinity of the site; and
 - (d) The existing LOS for roadways and intersections without project development traffic using methods documented in the Special Report 209: Highway Capacity Manual, published by the Transportation Research Board, or comparable accepted methods of evaluation. LOS shall be calculated for the weekday peak hour and, in the case of uses generating high levels of weekend traffic, the Saturday or Sunday peak hour as determined by the City staff. In addition, consideration should be given to the peak hours for school traffic impact.
4. The report shall identify the horizon year(s) that were analyzed in the study, the background traffic growth factors for each horizon year, and the method and assumptions used to develop the background traffic growth. Unless otherwise approved by City staff, the impact of development shall be analyzed for the year after the development is expected to be at full occupancy.

5. The report shall identify projected design hour traffic volumes for roadway segments, intersections or driveways in the study area, with and without the proposed development, for the horizon year(s) of the study.

1104.3.8. **TRAFFIC IMPACT ANALYSIS REVIEW AND APPROVAL**

Following initial completion of a traffic impact analysis, the report shall be submitted to the Planning Manager for distribution to the staff of all jurisdictions involved in the construction and maintenance of public roadways serving the development. Staff shall complete an initial review to determine the completeness of the report and shall provide a written summary to the applicant outlining the need for any supplemental study or analysis to adequately address any deficiencies. A meeting to discuss the contents and findings of the report and the need for additional study may be requested by the applicant.

Following a determination that the technical analysis is complete, staff shall prepare a report outlining recommendations that have been developed to address the findings and conclusions included in the study regarding the proposed development's access needs and impacts on the transportation system.

In the case of a traffic impact analysis showing deficiencies requiring mitigation within the public right-of-way, negotiations based on the conclusions and finding resulting from the traffic study shall be held with the City Manager, City Engineer, Planning Manager and City Attorney. A Mitigation Agreement, detailing the applicant's responsibilities and the City's responsibilities for implementing identified mitigation measures, shall be prepared following the negotiations for final contractual action by City Council and the applicant.

If staff finds that the proposed development will not meet applicable service level standards, staff shall recommend one or more of the following actions by the public or the applicant:

1. Reduce the size, scale, scope or density of the development to reduce traffic generation.
2. Divide the project into phases and authorize only one phase at a time until traffic capacity is adequate for the next phase of development.
3. Dedicate right-of-way for street improvements.
4. Construct new streets.
5. Improve intersection design and/or signalization.
6. Expand the capacity of existing streets.

7. Redesign ingress and egress to the project to reduce traffic conflicts.
8. Alter the use and type of development to reduce peak hour traffic.
9. Reduce background (existing) traffic.
10. Eliminate the potential for additional traffic generation from undeveloped properties in the vicinity of the proposed development.
11. Integrate non-vehicular design components (such as pedestrian and bicycle paths or transit improvements) to reduce trip generation.
12. Recommend approval of the development contingent upon making improvements or addressing items required to mitigate traffic and access issues and impacts.
13. Contribute to an improvement that provides needed capacity, is on the capital improvements program or is approved to be added to the capital improvements program.
14. Recommend denial of the application for development for which the traffic study is submitted

1105. **FINAL PLAT**

1105.1. **PREPARATION OF FINAL PLAT AND INSTALLATION OF IMPROVEMENTS**

Upon approval of the preliminary plat by the Planning Commission, the subdivider/developer may proceed with the preparation of the Final Plat and the installation of, or arrangements for, required improvements in accordance with the approved preliminary plat and the requirements of this ordinance. Prior to approval of a Final Plat, the subdivider/developer shall have installed the improvements specified in this ordinance or guaranteed their installation as provided herein. No final plat will be accepted for review by the Planning Commission unless accompanied by written notice by the Planning Manager and the City Engineer acknowledging compliance with the improvement and guarantee standards of this ordinance. The Final Plat shall constitute only that portion of the preliminary plat which the subdivider/developer proposes to record and develop at that time; such portion shall conform to all requirements of this ordinance.

1105.2. **IMPROVEMENT GUARANTEES**

- (a) Agreement and security is required in lieu of the completion and installation of all improvements prior to or concurrent with final plat approval. The City Council may enter into an agreement with the subdivider/developer whereby the subdivider/developer shall agree to complete all required improvements; once said agreement is signed by both parties and the security required herein is provided, the final plat may be approved for recording by the Planning Commission if all other requirements of this ordinance are met. To secure this agreement, the subdivider shall provide, subject to the approval of the City Council, either one, or a combination of, the following guarantees not exceeding 1.25 times the entire cost as provided herein. The bond or security shall not be considered unless the improvements required by this and other City ordinances have achieved a minimum of 75% completion of the initial cost of the subdivision submitted at Preliminary Plat, as determined by the City Engineer.

1. **Surety Performance Bond(s)**

The subdivider/developer shall obtain a performance bond(s) from a surety bonding company authorized to do business in South Carolina.

The bond(s) shall be payable to the City of Tega Cay and shall be in the amount equal to 1.25 times the entire cost, as estimated by the subdivider/developer and approved by the City Council, of installing all required improvements. The duration of the bond(s) shall be until such time as the improvements are accepted by the City Council.

2. **Cash or Equivalent Security**

The subdivider/developer shall deposit cash or other instrument readily convertible into cash at face value, either with the City of Tega Cay or in escrow with a financial institution designated as an official depository of the City. The use of any instrument other than cash shall be subject to the approval of the City Council. The amount of the deposit shall be equal to 1.25 times the cost, as estimated by the subdivider and approved by the City Council, of installing all required improvements.

If cash or other instruments are deposited in escrow with a financial institution as provided above, then the subdivider/developer shall file with the City Council an agreement between the financial institution and himself guaranteeing the following:

- (1) That said escrow account shall be held in trust until released by the City Council and may not be used or pledged by the

subdivider/developer in any other matter during the term of the escrow; and

- (2) That in the case of a failure on the part of the subdivider/developer to complete said improvements, the financial institution shall, upon notification by the City Council, immediately either pay the City all funds in said account or deliver to the City any other instruments fully endorsed or otherwise made payable in full to the City.

(b) **Default**

Upon default, meaning failure on the part of the subdivider/developer to timely complete the required improvements, then the City may require the subdivider/developer, the surety, or the financial institution holding the escrow account to pay all or any portion of the bond or escrow account fund to the City of Tega Cay. Upon payment, the City Council, at its discretion, may expend such portion of said funds as it deems necessary to complete all or any portion of the required improvements.

(c) **Release of Guarantee Security**

The City Council may release a portion of any security posted as the improvements are completed and recommended for approval by the Planning Manager and City Engineer or designated agent of the City Council. Within ten (10) days after receiving a recommendation of approval, the City Council shall approve or not approve said improvements. If the City Council approves said improvements, then it shall immediately release any security posted.

1105.3. **FINAL PLAT SUBMISSION PROCEDURE**

The subdivider/developer shall submit the Final Plat, so marked, to the Planning Manager a minimum of 45 calendar days prior to the next regularly scheduled Planning Commission meeting that the subdivider/developer desires to be heard. Final disposition will be given within 15 calendar days after the meeting at which it was reviewed. The Final Plat shall be submitted not more than twelve (12) months after the date on which the preliminary plat was approved, otherwise such approval shall be null and void unless a written extension of this limit is granted by the Planning Commission on or before the twelve (12) month anniversary of the approval.

The Final Plat shall be prepared by a surveyor or professional engineer licensed and registered to practice in the State of South Carolina. The Final Plat shall conform to the provisions for plats, subdivisions, and mapping requirements as set forth in Title 6, Chapter 29 of the Code of Laws of South Carolina, South

Carolina Local Government Comprehensive Planning Enabling Act of 1994 as amended. Survey Standards can be found in Appendix A.1 of this ordinance.

Six (6) full size (24" x 36") and two (2) reduced size (11" x 17") paper copies of the Final Plat shall be submitted to the Planning Manager for review and approval by the City Technical Review Team. Additionally, a digital copy of the subdivision plat and supporting data shall be submitted. The digital submittal must be in .jpeg or .pdf format. .

The subdivider/developer must submit twelve (12) full size (24" x 36") legible copies and one (1) Mylar of the Final Plat to the Planning Manager after approval by the Technical Review Team. Copies must be received a minimum of ten (10) days prior to the Planning Commission meeting at which the subdivider/developer desires to be heard. Final plats shall be of a size suitable for recording with the York County Clerk of Court by the subdivider and shall be of a scale of not less than one (1) inch equals two hundred (200) feet. Maps may be placed on more than one (1) sheet with appropriate match lines.

Submission of the Final Plat shall be accompanied by a filing fee in accordance with the Fee Schedule adopted by the City Council.

The Final Plat shall meet the specifications of Section 1105.4.

1105.4. **FINAL PLAT CONTENT**

If the Final Plat is drawn in two or more sections, each section must be accompanied by a key map showing the location of the several sections. Final Plats must be drawn at a scale of 200 feet to one inch, or greater, and must contain the following specific information:

- .1 Name of owner of record.
- .2 Name of subdivision and identification number assigned, date, north arrow, and graphic scale.
- .3 Name, registration number, and seal of registered surveyor.
- .4 Sufficient surveying data to determine readily and reproduce accurately on the ground the location, bearing, and length of every street 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 (See Appendix A-1: Survey Standards).

- .5 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 a boundary line of the tract being subdivided.
- .6 Exact boundaries of the tract of land being subdivided as noted in the survey standards of this ordinance.
- .7 Streets, rights-of-way, percent of grades and street names.
- .8 Rights-of-ways and easement; location, widths, and purposes.
- .9 Lot lines, minimum structure setback lines, and lot and block indicators.
- .10 Any parks, school sites, amenities, or other public open spaces that exist or are proposed.
- .11 All dimensions shall be to the nearest one hundredth (1/100) of a foot and angles to the nearest twenty (20) seconds.
- .12 Accurate description of the location of all monuments and markers.
- .13 Location, dimension, and type of all easements (existing and proposed).
- .14 The following signed certificates must appear on or be attached to the final plat which is submitted to the Planning Commission by the subdivider/developer.

.1 CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the City of Tega Cay, South Carolina, and that this plat has been approved for recording in the office of the Clerk of Court of York County, South Carolina.

City Seal

Date

City Manager
Tega Cay, South Carolina

.2 CERTIFICATE OF ACCURACY

See Appendix A-1 of this ordinance for survey standards.

.3 THE FOLLOWING SIGNED CERTIFICATE:
(This certificate should be submitted separate from the final plat.)

I hereby certify that the streets, drainage system, sewer system and water system in _____ Subdivision as shown on the plat dated _____ has been installed in accordance with the preliminary plat (construction drawings) approved _____.

Seal

Registered Engineer

1105.5 REVIEW PROCEDURE

- .1 The City Technical Review Team, comprised of the Planning Manager, City Engineer, Utilities Director, Operations Director, Development Services Director, and Fire Marshal shall review the Final Plat prior to consideration of approval by the Planning Commission. Any comments or requested revisions are to be forwarded by the Planning Manager to the developer or agent within 15 working days following the initial submittal. Once all items have been completed and there are no outstanding conditions, the City Technical Review Team shall provide a written recommendation of approval of the Final Plat prior to consideration of approval by the Planning Commission.
- .2 The Planning Commission shall review the Final Plat submitted a minimum of forty-five (45) calendar days prior to its next regularly scheduled meeting that the subdivider/developer desires to be heard. The Planning Commission will approve or disapprove the Final Plat within fifteen (15) calendar days of the hearing. Failure to act within sixty (60) days of receipt of the completed and accepted Final Plat and supporting data shall be considered to constitute approval.
- .3 The Planning Commission shall, in writing, approve or disapprove with recommended changes to bring the plat into compliance, or disapprove with reasons.
- .4 If the Planning Commission disapproves of the Final Plat, it shall instruct the subdivider/developer concerning resubmission of a revised plat and the subdivider/developer may make such changes as will bring the plat into compliance with the provisions of this ordinance and resubmit for reconsideration by the Planning Commission or appeal the decision to the Circuit Court within thirty (30) days after actual notice of the decision.

- .5 If the Planning Commission approves the final plat, the certificate, as provided for at Section 1105.4.1, shall be signed on all copies.
- .6 The subdivider/developer is responsible for submitting a digital copy of the approved Final Plat in either .dwg or .dxf file format to York County Public Safety Communications.

1106. **ADDITIONAL PLATTING INFORMATION AND REQUIREMENTS**

- 1106.1. In the event a subdivider/developer plans to secure approval of his subdivision design by any Federal or State agency, it is recommended that such approval be secured prior to the submission of a Final Plat to the Planning Commission.
- 1106.2 No portion of a subdivision will be approved for construction which is subject to inundation by a flood of one-hundred-year frequency or less unless such portion of the subdivision is filled or otherwise protected to raise the elevation to at least one foot above the one hundred-year frequency flood elevation. Such fill or other protection must 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 or land surveyor before the approval of the Final Plat.
- 1106.3 The Clerk of Court of York County shall not accept, file, or record any subdivision plat unless such plat has been approved by the Tega Cay Planning Commission or by the Planning Manager under Administrative Review as outlined in the exception criteria contained in the definition for Subdivision.
- 1106.4. York County Public Safety Communications will review all proposed street names for compliance with the E-911 addressing system. Following this compliance review the Tega Cay Planning Commission will approve the naming of any street or road laid out in Tega Cay on any subdivision plat or group development.
- 1106.5. The Planning Commission shall not approve a subdivision where the soil conditions have been determined by SCDHEC or the City Engineer as not suitable for development purposes of the kind proposed.
- 1106.6. Lands subject to flooding shall not be platted for residential occupancy, nor for such other uses as may increase danger to health, life, or property, or aggravate erosion or flood hazard.

1107. **FINAL PLAT REVISIONS**

- .1 During the Planning Commission's review of the Final Plat, the Commission may appoint an engineer or surveyor to confirm the accuracy of the final plat (if agreed to by the City Council). If substantial errors are

found, the costs will be charged to the subdivider and the plat shall not be recommended for approval until such errors have been corrected.

- .2 A revised plat shall be submitted to the County Clerk of Court for final recording after the Planning Commission has approved and signed the revised plat.

1108 **SITE PLANS**

Site Plans are required for the proposed development of a single parcel of land, other than a single-family residential dwelling, that does not require subdivision of property into separate lots or units for sale and does not include the development of new public streets. The purpose of the submission and review of a Site Plan is to ensure that the layout and general design of the proposed development is compatible with surrounding uses and complies with all applicable City regulations.

1108.1 **REVIEW**

Any landowner or developer seeking approval of a Site Plan must submit 6 full size (24" x 36") copies to the Planning Manager for review by the following City of Tega Cay Departments and Staff;

1. Planning Manager
2. City Engineer
3. Fire Chief
4. Fire Marshall
5. Operations Director

1108.2 **APPROVAL**

When the Planning Manager and City Engineer have determined that the Site Plan is in compliance with all applicable City regulations, the Planning Manager shall take action on the Site Plan. If the Site Plan is approved, the Planning Manager will indicate in writing the conditions of such approval, if any. If the Site Plan is disapproved, the Planning Manager will state in writing the disapproval and the reasons for such action.

- a) If the Site Plan is disapproved the landowner or developer may resubmit the Site Plan and supporting data correcting all deficiencies within 180 days of disapproval. Failure to resubmit the Site Plan within 180 days shall void the application and require submission of a new application for Site Plan approval with appropriate fees. If the resubmitted plan is also disapproved, the landowner or developer has the right to appeal the decision of the Planning Manager to the Planning Commission within thirty (30) days after the actual notice of the decision.

- b) When the Site Plan is approved, the Planning Manger will do the following things:
 - 1. Note such approval on the Site Plan and supporting data.
 - 2. Note on the Plan the date on which the approval was granted.
 - 3. Note on the Plan the date of written notification to the landowner or developer.
- c) Required Improvements shall begin at the site within 12 months from the date of Site Plan approval or the approval shall be considered null and void.

A digital copy of the approved Site Plan and supporting data shall be submitted to the Planning Manager. The digital submittal must be in .jpeg or .pdf format. The landowner and/or developer is responsible for submitting a digital copy of the approved Site Plan in either .dwg or .dxf file format to York County Public Safety Communications for addressing and E911 purposes.

1108.3 **SITE PLAN CONTENT AND SUPPORTING DATA**

The Site Plan shall be drawn at a scale of 100 feet to one inch and must meet the basic standards of design as set forth in these regulations and Appendix A-1: Survey Standards and must be prepared according to the rules and regulations established for engineers and surveyors by the South Carolina Board of Registration for Professional Engineers and Land Surveyors.

1108.3.1 **GENERAL INFORMATION**

- 1. The proposed name of the development and landowner and/or developer.
- 2. A graphic scale, north arrow, and date (north arrow must be identified as magnetic, true, or grid).
- 3. A vicinity map showing the relationship to the adjacent surrounding area.
- 4. Total acreage and boundaries of the tract proposed for the development.
- 5. Street access and/or street layout.
- 6. Approximate rights-of-way of existing and proposed buildings and structures.
- 7. Typical arrangement of existing and proposed buildings and structures.
- 8. Existing and proposed uses of land throughout the tract.
- 9. Existing uses of land and all existing street intersections surrounding the tract.
- 10. The location and size of all proposed utilities and storm drainage easements

11. Topography in terms of mean sea level by contour intervals of not more than 5 feet.

1108.3.2 **LANDSCAPE PLANS**

A Landscape Plan contributes to the ecological, economic, and aesthetic value of the development and shall be required upon approval of the Site Plan. Landscape Plans will be reviewed and approved by the City Horticulturalist or designated staff. Refer to Appendix B-1: City of Tega Cay Tree List for recommended species.

The Landscape Plan shall include at a minimum the following:

1. The types, sizes, and placement of plants and structures shall be indicated on the landscape plan.
2. If a setback requirement is less than the minimum land use buffer requirement, the setback requirement shall apply for building location
3. Required and approved land use buffers shall not be utilized or disturbed for any reason except for approved driveways, pedestrian or bicycle paths, designated greenways, utilities, drainage ways, walls, fences, and other passive uses.
4. At least 10 percent of the interior vehicular parking area shall be landscaped and shall be shown on the Landscape Plan. Accepted interior landscaped areas shall be at least 64 square feet in area with one dimension of at least four feet.
5. Any vehicular parking area shall require a minimum perimeter landscape buffer of eight feet in depth along the lineal boundary of all streets and five feet along all other perimeters of the parking area.
6. Within the front setbacks there shall be sufficient canopy trees within and around the vehicular use area to ensure any portion of the parking area is within 40 feet of a planted or retained tree trunk. Trees shall be located within the front and side setbacks. The minimum landscape area for each tree shall be no less than 170 square feet with 12.5 feet minimum distance between all trees and paving at the time of planting, measured at the center of the trunk of the tree.
7. Within the perimeter buffer, shrubs shall be equal to one three-gallon evergreen shrub for every five linear feet of required buffer.
8. Shrubs abutting a street right-of-way shall be arranged to form a continuous row and must occupy the buffer for which they were calculated. The shrubs shall be planted no farther than ten feet from the vehicular use area to be counted towards a buffer requirement.
9. Shrubs within the interior vehicular parking area shall be equal to eight three-gallon shrubs for every 150 square feet of required interior landscaped area and a minimum of 24 inches at the time of installation if used for screening/buffers.

10. All required shrubs must be maintained at a height of approximately 48 inches at mature height.
11. Plant material should be planted against long expanses of building walls, fences and other barriers to create a softening effect and to help break up long expanses of blank walls with little architectural detail. A minimum of one foundation shrub shall be required for every five feet of building wall length.
12. All plant materials shall be maintained in a healthy condition and have a warranty period of one year after installation.
13. All exposed soil areas within landscape areas shall be covered with bark, mulch, or other weed control measures.
14. A ground cover shall cover all portions of landscape areas not occupied by shrubs, trees, or other landscape materials. Ground cover may consist of the following: perennials, ornamental perennials and shrubs that do not exceed 12 inches in height at maturity, organic mulch, or other landscape amenity approved by the City Horticulturist or designated staff.
15. All pervious areas of site that are not within landscape beds or preserved natural areas shall be covered by grass / turf.
16. The Plan shall include a description of any soil amendments necessary to support the growth of all required trees and shrubs.

1108.3.3 **SITE CONSTRUCTION PLANS**

Construction Plans shall be prepared and submitted for roadway, water and sewer system, erosion and sediment control, water quality designs and landscaping as a part of the platting and Site Plan processes. No Land Disturbance or Construction Permit shall receive approval or be issued without an approved set of applicable construction plans.

PREVIOUS SECTIONS 1108 AND 1109 REPEALED BY ZONING ORDINANCE NO. 77 ON JUNE 26, 1989.

1110. **CERTIFICATE OF OCCUPANCY AND BUILDING PERMITS**

- 1110.1 No building permit shall be issued until the final plat or plan bears the stamp of approval and is properly signed by the Planning Commission or by the Planning Manager under Administrative Review as outlined in the exception criteria contained in the definition for subdivision.

1200. **DESIGN STANDARDS - MINIMUM**

The design standards hereinafter set out shall be considered minimum requirements. The design standards in this document pertain to the construction of proposed streets for the purpose of subdividing land or development of property. Design guidelines are provided for the following basic street categories: arterial, residential, collector, and single lane and can be found in Appendix C of

this ordinance. The design for arterial and other types of streets which do not fit into one of these categories must meet South Carolina Department of Transportation Street Design Standards and be approved by the City Engineer on a case by case basis. These streets are to be submitted to the City of Tega Cay Planning Commission for their approval as outlined in the plat approval process.

Street Classification	Design Speed
Single Lane	10 MPH
Residential	25 MPH
Collector, Arterial	35 MPH

The following design standards are to be followed when items are not specifically addressed herein:

1. A policy of Geometric Design of Highways and Streets, by the American Association of State Highway and Transportation Officials, Latest Edition.
2. Standard Specifications for Roadway Construction by South Carolina Department of Transportation, Latest Edition.

1201. **STREETS**

1. **Continuation of Adjoining Street System.** The proposed street layout must be coordinated with the street system of the surrounding area. Where possible, existing major streets shall be extended.
2. **Access to Adjacent Properties.** Where it is desirable to provide for street access to adjoining property, proposed streets must be extended by dedication to the boundary of such property and a temporary turnaround must be provided.
3. **Private Streets.** Private streets are those which have not been dedicated either to the State of South Carolina or to the governing authority of Tega Cay. All such non-dedicated streets must be clearly indicated during the time of application for subdivision approval and must be noted on each deed of all lots which abut the street requirements of this Ordinance. Maintenance arrangements for such streets must be stated in writing on subdivision plat submittals. All private streets must meet the same design and construction standards required by this Ordinance.
4. **Street Names.** A proposed street, which is obviously in alignment with or an extension of an existing and named street will bear the assigned name of the

existing street. Except for the above, in no case will the name of a proposed street duplicate or be phonetically similar to an existing street name, irrespective of the use of suffix, street, avenue, boulevard, drive, place, court, lane, etc. It is 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 obtaining the approval of the Planning Commission.

5. Residential streets must be so laid out that their use by through traffic will be discouraged.
6. **Residential Buffers for Major Streets.** Where a subdivision abuts or contains an existing or proposed major street, the Planning Commission may require that lots which abut or are adjacent to the major street face a residential interior access street. Other treatment may also be required, as necessary, for adequate protection of residential properties and for separation of through and local traffic. Special treatment may be required, such as screen planting contained in a non-access reservation along the rear property line adjacent to the major street, and deep lots with rear service drives.
7. **Reserved Strips Prohibited.** Reserved strips at the terminus of a new street or in areas bordering a subdivision are prohibited.
8. **Street Jogs.** Street jogs with centerline offsets of less than 150 feet are prohibited.
9. **Right Angle Intersections.** Street intersection shall be as nearly at right angles as practicable, with the minimum allowable angle of intersection being 80 degrees.
10. **Cul-de-sac.** Such a residential street having one means of egress through a collector or arterial street must not exceed 1,200 feet in length, except for unusual conditions approved by the Planning Commission and must provide a turn around having a street diameter of at least 80 feet paved. Such length shall be measured from the center of the cul-de-sac turn around to the nearest right-of-way boundary of the adjoining street right-of-way intersection that is not itself a dead-end street (cul-de-sac). Temporary dead-end streets must be provided with a turn-around having a 60-foot diameter (See Appendix C-5).
11. **Pavement and Right-of-Way Widths.** Minimum street right-of-way widths and pavement widths per the following table. All streets must have concrete rolled curb and gutter.

Street Classification	Right-Of-Way (Feet)	Pavement Width (Feet)	Width Including Curb & Gutter (feet)	APPENDIX
Residential	50	22	26	C-1
Collector	60	32	36	C-2
Arterial	100	48	56	C-3
Single Lane	30	15	19	
Cul-de-Sac	120 dia.	80 dia.	84 dia.	C-5

12. STREET SHOULDERS

- .1 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 widths greater than "minimum" are encouraged because they make for a safer facility and permit future roadway widening without disrupting abutting property.

13. **Street Surfacing.** Street paving for all new subdivisions of land falling under the provisions of this Ordinance is required. All streets shall be paved with asphaltic concrete mix that conforms to the South Carolina Highway Department specifications. All earth compaction, placement of curbs, drainage, base and paving shall be under the supervision of a licensed engineer. The engineer is required to certify the completed work.

- .1 Compaction. In fill areas, all earth shall be compacted to the levels indicated in a geotechnical report by registered professionals. The top two (2) feet of fill shall be compacted to 95% standard Proctor test or as specified in the geotechnical report.
- .2 Residential and Single Lane Streets. Following completion and approval of street grading, 900 pounds of stone per square yard (approximately 8 compacted inches) shall be applied to each street. See Standard Detail C-1.
- .3 Collector and Arterial Streets. Following completion and approval of street grading, 1125 pounds of approved stone per square yard (approximately 10 compacted inches) shall be applied to each street. See Standard Detail C-2, C-3.
- .4 Paving. Paving shall be plain mixed hot asphaltic concrete equal to SCDOT standards for binder course and wearing course grades.

All streets shall have 2 1/2" of binder course (Type HB) and 1 1/2" of wearing surface course (Type I-1) applied. See Standard Detail C-4 Standard Street Notes. All paving must be spread, rolled and tested in accordance with SCDOT standards and specifications.

14. **Horizontal Curves Design.** A curve shall be introduced at any change in direction of a residential, collector or arterial street. On all streets the maximum allowable degree of curvature shall be determined by the design speed selected by the State Department of Highways and Public Transportation and submitted to Tega Cay for review and approval. All design shall be in accordance with the elements of design established by A Policy on Geometric Design of Highways and Streets by the American Association of State Highway and Transportation Officials, Latest Edition. On residential streets, the degree of curvature shall not exceed the maximum allowed for a design speed of 25 MPH without superelevation. On collector and arterial streets, the degree of curvature shall not exceed the maximum allowed for a design speed of 35 MPH without superelevation. Design shall be based on APPENDIX D-1 of this ordinance and design procedures as described in A policy on Geometric Design of Highways and Streets by the American Association of State Highway and Transportation Officials (AASHTO).

15. **Vertical Curve Design.** All changes in vertical grade of a residential collector or arterial street shall be connected by vertical (crest/sag) curves. The minimum length of any vertical curve shall be determined by the formula $L=KA$. Design should be based on the charts, formulas and graphs in the AASHTO "Green Book".

At intersections, crest breaks exceeding a total of five percent (5%) and sag breaks exceeding three percent (3%) (algebraic difference) shall be rounded using a vertical curve design parameter in accordance with AASHTO "Green Book".

16. **Street Grades.** Grades on major thoroughfares shall not exceed 5% and will be established by the City or County Engineer based on State Highway Department Standards. Grades on Collector Streets and arterial shall not exceed 8 percent unless topographical conditions make this impractical, as determined by the Planning Commission upon a recommendation from the City Engineer. Grades on residential streets shall not exceed 10 percent, unless topographical conditions make this impractical. All streets shall have a minimum grade no less than p of one percent as defined by AASHTO "Green Book". Minimum street grades at intersections shall be not more than 5% for at least 50' before the intersection.

17. **Access to Major Street.** Street intersection design shall allow adequate sight distance where geometrically practical, to provide safe vehicular movements in accordance with AASHTO "Green Book."
18. **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.
19. **Intersections.** The center line of no more than 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 80 degrees. The angle of intersection is to be measured at the intersection of street center lines. Curved streets shall have a minimum tangent of 100 feet at intersection. The land immediately surrounding all intersections shall be kept clear of all vegetation and other obstructions which may restrict motorists' view of other vehicles approaching the intersection. Street intersections located closer than 150' to another intersection should be avoided.
20. **Street Ditches and Channels.** All street ditches and channels shall be designed to contain, at a minimum, the peak flow from a 25-year frequency storm. All street ditches and channels shall be designed so that the velocity of flow expected from a 25-year frequency storm shall not exceed to permissible velocities for the type of lining used. All ditches and channels shall be designed and protected against erosion by a professional engineer or landscape architect. Calculations shall be submitted to the City Engineer that show how each channel was designed. All plans shall have types of temporary controls clearly marked including but not limited to staple patterns. Reference the South Carolina Stormwater Management and Sediment Control Handbook for Land Disturbance Activities for more information into the design criteria of open channels.

1202. **EASEMENTS**

Easements will be required in the subdivision for the following purposes.

1202.1. **UTILITY EASEMENTS**

When it is found to be necessary and desirable to locate public utilities lines in other than street rights-of-way, easements for underground utilities shall be shown on the plat for such purposes. Such easements shall not be less than 20 feet centered on the side lines and, where possible, shall be centered on rear or side lot lines. In no case shall total easements between two lots be less than 20 feet. No structure shall be built within easements, except for portable out buildings. All sewer, water, power, telephone, cable TV and similar utilities must be

underground. All transformers may be surface mounted. All runouts for future connections shall be installed prior to street paving. Water and sewer easements must be provided at key locations and connect to adjoining property so that service can be provided by the City of Tega Cay in the future.

1202.2. **WATER COURSE, DRAINAGE EASEMENTS AND RIPARIAN BUFFERS**

Where a proposed subdivision is traversed by a water course, drainage way, or stream, appropriate provisions shall be made to accommodate stream protection, stormwater and drainage through and from the proposed subdivision. Stormwater and drainage easements shall conform substantially to the lines of said water course and be of sufficient width or construction or both as to be adequate for the purpose. However, such public easement shall not be less than 20 feet in width. No structure shall be built within these easements.

Riparian Buffers, as defined in Sec. 1007, shall be 50 feet in width measured from the top of stream bank landward. A minimum of 30 feet of the buffer shall be natural undisturbed space. The remaining 20 feet of the buffer shall permit minimal disturbance to all the installation of trails and habitat viewing areas.

1203. **BLOCKS**

The design and arrangement of blocks must conform to the following standards.

1203.1 **RESIDENTIAL BLOCK LENGTH**

In order that there may be convenient access between various parts of a subdivision and in order to help prevent traffic congestion and undue inconvenience, the length of blocks hereafter established should not exceed 1,800 feet and shall not be less than 600 feet. These blocks lengths may be modified by the Planning Commission when appropriate due to the topography or physical shape of the property being subdivided.

1203.2. **RESIDENTIAL BLOCK WIDTH**

Blocks shall have sufficient width to allow not more than 2 tiers of lots of minimum depth. Blocks may be one lot in depth at the boundary of the subdivision, or where single tier lots are required to separate residential development from through vehicular traffic or non-residential uses.

SECTION 1204 REPEALED BY ORDINANCE NO. 77 ON 6-26-89.

1205. **FLOOD PLAIN HAZARD.** Replaced by Ord. 368.

1300. **REQUIRED IMPROVEMENTS**

Any well-designed subdivision means little to a prospective lot buyer until he/she 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 any community until the necessary improvements have been installed. In order that prospective lot purchasers may obtain usable products, and new subdivisions may be an asset rather than a liability to the community, the subdivider shall install and/or bond for the improvements required by these regulations necessary to serve his subdivision prior to the approval of the Final Plat. All water and sewer lines and streets intended for acceptance into the City system shall be subject to a one-year repair and replacement warranty period. The warranty period shall begin upon the City's acceptance and terminate after exactly one calendar year. The provision of Natural Gas is not required, but when provided must comply with the standards listed in 8 below.

1. **Water Supply.** Water mains, valves, and fire hydrants shall connect to the local utility and be installed according to plans and specifications approved by SCDHEC, City Engineer, and Fire Marshall. When the water 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. Design Standards can be found in Appendix E of this ordinance.
2. **Sanitary Sewerage.** Sanitary sewers shall be connected to the local utility and installed to the plans and specifications approved by SCDHEC. 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. Sewer will be laid to property line(s) whereby upstream property owners can be served.
3. **Sewerage Disposal Systems.** Prior to the construction of any community sewerage disposal system, the location, size, plans, and specifications of such a facility shall be approved by SCDHEC. Individual septic tanks are not permitted.
4. **Street Grading and Surfacing.** Street grading, base preparation and surfacing shall be carried out by a subdivider in a manner which shall be acceptable to the appropriate State and local governing authorities. Following approval of the preliminary plat by the Planning Commission, all contractors undertaking street grading and surfacing improvements shall first obtain a permit from the City prior to commencing such improvements. The fee for this permit is in accordance with the Fee Schedule adopted by the City Council.

5. **Fire Protection.** Water pressure (fire flow) calculations must comply with the requirements established in Table B105.1 “*Minimum Required Fire-flow and Flow Duration for buildings*”, in the adopted version of the International fire Code and meet the Insurance Service Office guidelines. Additionally, fire hydrant locations and distribution must comply with the requirements established in Table C105.1, “*Number and distribution of fire Hydrants*”, in the adopted version of the International fire Code. The hydrant must have a minimum water flow rate as required by the structures being protected but must be served by at least a 6" line.

6. **Storm Drainage.** A storm water drainage system composed of natural and man-made elements shall be designed by persons licensed by the South Carolina Board of Registration for Professional Engineers and Land Surveyors or licensed by the Landscape Architecture Registration Board and constructed by the developer so as to prevent loss of life and/or property damage due to runoff from any foreseeable rainfall event.

Also, the system shall be designed and constructed so as to provide an acceptable degree of access to all properties during and following frequent rainfall events. All plans and specifications must be approved by the City Engineer.

7. **Street Name Signs.** Street name signs must be installed at all intersections within a subdivision. The location and design must be approved by the Planning Manager or other designated agent.

8. **Natural Gas.** When gas lines are to be located in a street right-of-way, where possible, such lines must be located outside the portion of the street to be surfaced to prevent having to cut into the paved surface to serve abutting properties. Gas line stubs shall be provided for future connections to avoid future cutting of new pavement.

9. **Electrical Supply.** When the electrical 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.

SECTION 1301 REPEALED BY ORDINANCE NO. 77 ON JUNE 26, 1989.

1302. **EROSION AND SEDIMENT CONTROL**

It is the responsibility of the subdivider to establish a long-term vegetative cover over all disturbed areas within any street rights-of-way or easements in any subdivision falling under the jurisdiction of this Ordinance. Establishment of long-term vegetation cover must, at a minimum, consist of the following.

1. The least amount of tillage necessary to break compaction, incorporate lime and fertilizers where appropriate, and allow the property placement of seed, sprigs, or plants.
2. Uniform planting of suitable long-term grasses and/or legumes by drilling, broadcasting, or hydroseeding. Trees, shrubs, and vines may be planted where appropriate.
3. Uniform application of suitable limes and fertilizers unless current soil tests indicate different requirements.
4. Application of suitable mulch material to provide necessary additional protection against erosion and/or to aid in the establishment of permanent plant cover.

Technical assistance regarding surface preparation, seed schedules, fertilizing, mulching methods, etc., can be obtained from the York Soil and Water Conservation District in York, or in the "South Carolina Highway Department - Standards and Specifications for Highway Construction (Section 810)."

1303. **STREET CLEARANCE**

All debris, trash and fallen trees within the street right-of-way shall be cleared and removed. All paved areas shall be cleared of significant soil sedimentation. Maintenance of the unpaved portion of the street right-of-way is the responsibility of the adjoining property owner.

1304. **STREET MAINTENANCE SIGNS**

Where subdivision streets are not to be dedicated to the City for public maintenance, subdividers shall install and maintain signs at the beginning of the private subdivision streets which state "City Maintenance Ends."

1305. **OVERSIZED IMPROVEMENTS**

Wherever a subdivision contains streets, parks, public sites, water mains, sewer mains, etc., that are required by future plans to be larger than that required to serve only the subdivision in question, it shall be necessary for the developer to notify the City Manager to determine the proportional shared costs for the required improvements.

1306. **DEDICATION OF LAND FOR RECREATION, PARK PURPOSES AND PUBLIC USE.**

Every subdivider who proposes a subdivision of land shall:

1. Dedicate a portion of such land, as set forth in this ordinance, to be used for public use. (See Code of Laws of South Carolina 5-23-43.)
2. Additionally, construct a Pedestrian Trail in the subdivision. Minimum design standards for the construction of a hard surface Pedestrian Trail are shown in Appendix C-13. A soft surface trail may be considered depending upon location, topography and need. The amount of land required for the trail, including right-of-way, can be utilized to meet the amenity requirements in 1306.1 Connectivity to the City's existing pedestrian trail system shall be required.
3. A density bonus of up to 10% may be considered by the Planning Commission and City Council when the dedicated land is proposed to be used by the community at large in an effort to meet identified City-wide recreational needs.

1306.1

AMOUNT AND NATURE OF LAND REQUIRED TO BE DEDICATED

Developments with residential uses shall incorporate recreational amenities from the list in Appendix A-2 in the following amounts:

1. Developments with 40 to 150 dwelling units shall provide at least two different amenities.
2. Developments with more than 150 dwelling units but fewer than 300 dwelling units shall provide at least three different amenities; and
3. Developments with 300 or more dwelling units shall provide at least four different amenities and the Planning Commission and City Council shall determine the ratio of additional recreational amenities based on National Recreation and Park Association standards.

The amount of land required to be dedicated shall be computed on the basis of the following formula:

- | | |
|-----------------------------------|--------------------------------|
| Dwelling - Single family detached | 30% of Gross Acreage (minimum) |
|-----------------------------------|--------------------------------|
- 1/3 shall be natural undisturbed open space (minimum)
 - 1/3 shall be suitable for recreation, or public use purposes (minimum)
 - balance shall be land use buffers

- | | | |
|--|--------------------------------|---|
| Dwelling - Multi-family and Single family attached | 40% of Gross Acreage (minimum) | <ul style="list-style-type: none"> • 1/3 shall be suitable for recreation or-public use purposes (minimum) • 1/3 shall be natural undisturbed open space (minimum) • balance shall be land use buffers |
| Business | 25% of Gross Acreage (minimum) | <ul style="list-style-type: none"> • 1/3 shall be suitable for recreation or public use purposes (minimum) • 1/3 shall be natural undisturbed open space (minimum) • balance shall be land use buffers |

All dedicated land shall meet the following criteria.

1. **Unity.** The dedicated land shall form a single parcel of land except where it is determined by the Planning Commission that two or more parcels would be in the public interest; and in such case the Commission may require that such parcels be connected by a dedicated strip of land at least 30 feet wide.
2. **Shape.** The shape of the parcel of land dedicated for public use shall be sufficiently square or round to be usable for identified recreational amenities.
3. **Location.** The dedicated land shall be located so as to reasonably serve the recreation and open space needs of the subdivision or community at large for which the dedication was made.
4. **Access.** Public access to the dedicated land shall be provided either by adjoining street frontage or public easement at least 30 feet wide.
5. **Topography.** Slope on areas dedicated for recreation shall not exceed 5%, unless all topography dictates otherwise.
6. **Usability.** The dedicated land shall be usable for recreation or other public use. Lakes and other bodies of water shall not be included in computing dedicated land area.

1306.2. **PAYMENT IN LIEU OF DEDICATION**

Where it is determined by the Planning Commission that a dedication of land is not desirable in a given plat or incompatible within the City's Comprehensive Plan, the subdivider with the recommendation of the Planning Commission and approval of City Council may make provisions for an equitable amount of land in

another location or pay to the City a fee in lieu of dedication as provided herein. All funds accrued will be designated for public use.

1307. **STREET ACCEPTANCE**

No street shall be accepted by the City or dedicated for public use until at such time the street has a minimum occupancy of 75 percent. The owner/developer of the street must submit a written request to the Planning Manager giving notice that they would like the particular street to be considered for acceptance into the City's inventory. The Planning Manager shall certify that the minimum occupancy of 75 percent has been reached. Upon verification, the Planning Manager shall notify the Operations Director to schedule an inspection of the street with the City Engineer. The street will be inspected for condition of surface course of asphalt, condition of curb and gutter, condition of the storm sewer infrastructure and all other items pertaining to the street as identified on the approved final plat. Upon completion of the inspection, the City Engineer shall submit a written report to the Operations Director and the owner/developer of any corrections/improvements that need to be completed prior to acceptance. Once notification has been given that all necessary repairs are completed, the Operations Director and City Engineer shall re-inspect the street. Once the Operations Director and City Engineer have determined that the street meets all City standards as provided for on the final plat and/or applicable contractual agreements, the Planning Manager shall make a formal recommendation to the City Council that the street be accepted into the City's inventory. A letter from the owner/developer to certify that no encumbrances exist is also required. Compliance with Section 19-452 of the Zoning Ordinance is also required.

1307.1 **ACCEPTANCE OF STREETS NOT MEETING MINIMUM REQUIREMENTS**

Residents who live on a street that has not been accepted by the City because the streets do not meet minimum requirements for acceptance, i.e., lack of curb and gutter, damaged asphalt, poor drainage, or the lack of asphalt top coat, may apply for a separate variance if any of the following conditions are met:

1. The street has been in existence and used by the general public for at least eight (8) years.
2. A petition is received by the City with at least a 66% of the area property owners requesting that a "Special Exception" be allowed and that Council consider creating an improvement district in accordance with Chapter 37, Title 5, Code of Laws of South Carolina, Municipal Improvement Act of 1973.
3. The responsibility for maintenance and ownership has been abandoned by the developer and/or the owner cannot be identified.

After certification of the Petition, the Council shall consider establishing an improvement district in accordance with 5-37-40 Code of Laws of South Carolina if the governing body finds that:

- A. Improvements would be beneficial within a designated improvement district;
- B. The improvements would preserve or increase property values within the district;
- C. In the absence of the improvements, property values within the area would be likely to depreciate, or that the proposed improvements would be likely to encourage development in the improvement district;
- D. The general welfare and tax base of the City would be maintained or likely improved by creation of an improvement district in the City, and
- E. It would be fair and equitable to finance all or part of the cost of the improvements by an assessment upon the real property within the district, the governing body may establish the area as an improvement district and implement and finance, in whole or in part, an improvement plan in the district in accordance with the provisions of this chapter.

Ratified this 19th day of February, 2013.

FIRST READING: **March 17, 1986**
SECOND READING: **April 7, 1986**
FIRST AMENDED READING: **April 15, 1996**
SECOND AMENDED READING: **June 5, 1996**
FIRST AMENDED READING: **February 15, 1999**
SECOND AMENDED READING: **March 15, 1999**
FIRST AMENDED READING: **March 29, 2004**
SECOND AMENDED READING: **April 13, 2004**
FIRST AMENDED READING: **September 20, 2010**
SECOND AMENDED READING: **October 4, 2010**
FIRST AMENDED READING: **January 22, 2013**
SECOND AMENDED READING: **February 19, 2013**
FIRST AMENDED READING: **September 21, 2015**
SECOND AMENDED READING: **October 19, 2015**

FIRST AMENDED READING **November 15, 2021**

SECOND AMENDED READING **December 20, 2021**

Enacted this 20th day of December 2021, by a majority vote of the duly elected City Council of the City of Tega Cay, South Carolina.

[Signature Page to Follow]

APPENDIX A-1: SURVEY STANDARDS

A.1. GENERAL

The plat is a valuable asset in the development of land, in locating structures and improvements for subdividing land, or in transferring or selling land and property. Where a land survey requires a plat, it should be properly and accurately drawn revealing all of the information developed by and during the survey.

A-1.2. SURVEY CLASSIFICATION

All surveys conducted within the City of Tega Cay pursuant to the requirements of this ordinance must be Class A surveys for Urban Land. Urban Surveys include land which lies within city limits. These lands are usually the most valuable and justify maximum surveying accuracy. The allowable angular error of closure must not exceed 20 seconds times the square root of the number of angles turned. The linear error of closure must not exceed 1 foot per 10,000 feet of perimeter of the lot of land.

A-1.3. PLATTING STANDARDS

1. The size of the plat should conform to the following (final or recording plat) mat sizes 24" x 36".
2. A plat shall be a print submitted in the quantity specified by the ordinance embossed with the seal and signature of the surveyor responsible for the work.

A-1.4. All plats shall have a title and contain the following information:

1. A descriptive location of the property or vicinity map.
2. The city, county and the state where the property is located.
3. The name of the owner of the property or the name(s) of the person(s) who requested the plat.
4. The date of the survey or plat.
5. A graphic scale and numerical scale.
6. The name, registration number, and address of the surveyor.
7. The following certification:
"I hereby certify that the ratio of precision of the field survey is 1/()
and the angular error of closure is () seconds per angle as shown hereon

and the area if shown was determined by () method of area calculation."

Surveyor's Signature

Surveyor's Number

- A-1.5. The North arrow shall be shown and be accurately correlated with the courses with indications as to whether it is true, magnetic or grid.
- A-1.6. All property lines shall be defined by course and horizontal distance. All property lines shall be plotted to the scale shown in the title.
- A-1.7. Where a boundary is formed by a curved line, the curve will be defined by curve data to include the radius, delta angle, total arc length and the long chord by course and distance. The curve may also be defined as a traverse of chords around the curve. Chords shall be defined by course and distance.
- A-1.8. All easements and rights-of-way, obvious and apparent to the surveyor shall be shown and shall include their widths and center lines.
- A-1.9. Boundaries formed by water course shall be located and plotted to scale as shown in the title. Traverse lines and/or off-set lines used to close water course boundaries shall be shown plotted to scale and defined by course and distance.
- A-1.10. All newly established corners shall be marked by a metal, concrete or permanently located natural object. The metal corners shall be no less than 1 and 1/2 inch in diameter. The concrete corners shall be no less than 4 inches in diameter. Both being no less than 24 inches in length. The type of corner, old or new, shall be indicated on the plat. When conditions warrant setting a corner on an off-set, the location should be selected so the corner lies on a line of the survey, or on a prolongation of such line.
- A-1.11. All lines not surveyed but copied from a previous survey shall be indicated on the plat and the source of the information given.
- A-1.12. The names of adjacent landowners, lot and/or block numbers, highways, streets, and named waterways shall be shown.
- A-1.13. Surveys shall be referenced to any permanent natural object, structure, or control monument, whether government or private, by courses and distances, or distance only.
- A-1.14. Physical features such as storm drains, sanitary sewers, water lines, buildings, water bodies, etc., shall be shown and plotted to the scale as shown in the title.

APPENDIX A-2: ALLOWABLE RECREATIONAL AMENITIES

- (1) Public swimming pool sized to comply with NRPA standards.
- (2) Splash Pad or Wading Pool sized to comply with NRPA standards.
- (3) Public or private golf course.
- (4) Resident clubhouse.
- (5) Two tot lots with a minimum size of 2,500 square feet per lot.
- (6) Basketball, volleyball, tennis or other sports court.
- (7) Passive play area sized to comply with NRPA standards.
- (8) Two picnic areas, with a minimum size of 2,500 square feet per area, and including a minimum of two picnic tables and one barbeque grill/pit per area.
- (9) Community gardens; and
- (10) Other active or passive amenities approved by the Planning Commission and City Council

APPENDIX B-1: CITY OF TEGA CAY TREE LIST

Recommended Trees

Canopy Trees – Greater Than 30 Feet Mature Height

<u>Latin Name</u>	<u>Cultivar</u>	<u>Common Name</u>
Acer barbaratum var. floridanum		Southern Sugar Maple
Acer rubrum	Many Excellent Cultivars	Red Maple
Acer X freemanii	Many Excellent Cultivars	Freeman Maple
Acer saccharum	Heat Resistant Cultivars	Sugar Maple
Betula nigra	Good Cultivars	River Birch
Carpinus betulus	‘Fastigiata’	Upright European Hornbeam
Cedrus atlantica		Atlas Cedar
Cedrus deodora		Deodor Cedar
Celtis laevigata	‘All Seasons’	Sugarberry
Cryptomeria japonica		Japanese Cedar
Cunninghamia lanceolata		China Fir
Diospyros virginiana	*Male Trees Only	American Persimon
Fagus grandifolia		American Beech
Fraxinus ornus		Flowering Ash
Fraxinus pennsylvanica		Green Ash
Ginkgo biloba	*Male Trees Only	Ginkgo
Gleditsia triacanthos	‘Inermis’	Thornless Honeylocust
Juniperis virginiana		Eastern Redcedar
Koelruteria paniculata	Many Cultivars	Golden Raintree
Liquidambar styraciflua	‘Rotundiloba’	Fruitless Sweetgum
Liriodendron tulipifera		Tulip Poplar
Magnolia grandiflora		Southern Magnolia
Metasequoia glyptostroboides		Dawn Redwood
Nyssa sylvatica Blackgum,		Tupelo
Ostrya virginiana		Hophornbeam

Canopy Trees – Greater Than 30 Feet Mature Height

<u>Latin Name</u>	<u>Cultivar</u>	<u>Common Name</u>
Oxydendron arboreum		Sourwood
Pinus taeda		Loblolly Pine
Pistacia chinensis		Chinese Pistache
Platanus X acerifolia	(avoid ‘Bloodgood’)	London Planetree
Quercus accutissima		Sawtooth Oak
Quercus alba		White Oak

Quercus bicolor		Swamp White Oak
Quercus imbricaria		Shingle Oak
Quercus laurifolia		Laurel Oak
Quercus lyrata		Overcup Oak
Quercus macrocarpa		Bur Oak
Quercus michauxii		Swamp Chestnut Oak
Quercus muehlenbergii		Chinkapin Oak
Quercus myrsinifolia		Chinese Evergreen Oak
Quercus nigra		Water Oak
Quercus palustris		Pin Oak
Quercus phellos		Willow Oak
Quercus robur	‘Fastigiata’	Fastigiata English Oak
Quercus stellata		Post Oak
Quercus velutina		Black Oak
Quercus virginiana		Live Oak
Sassafras albidum		Sassafras
Sophora japonica		Japanese Pagoda Tree
Taxodium distichum		Bald Cypress
Tilia tomentosa		Silver Linden
Ulmus americana	Only DED Resistant Cultivars	American Elm
Ulmus parvifolia	Many Excellent Cultivars	Lacebark Elm
Zelkova serrata	Many Good Cultivars	Japanese Zelkova

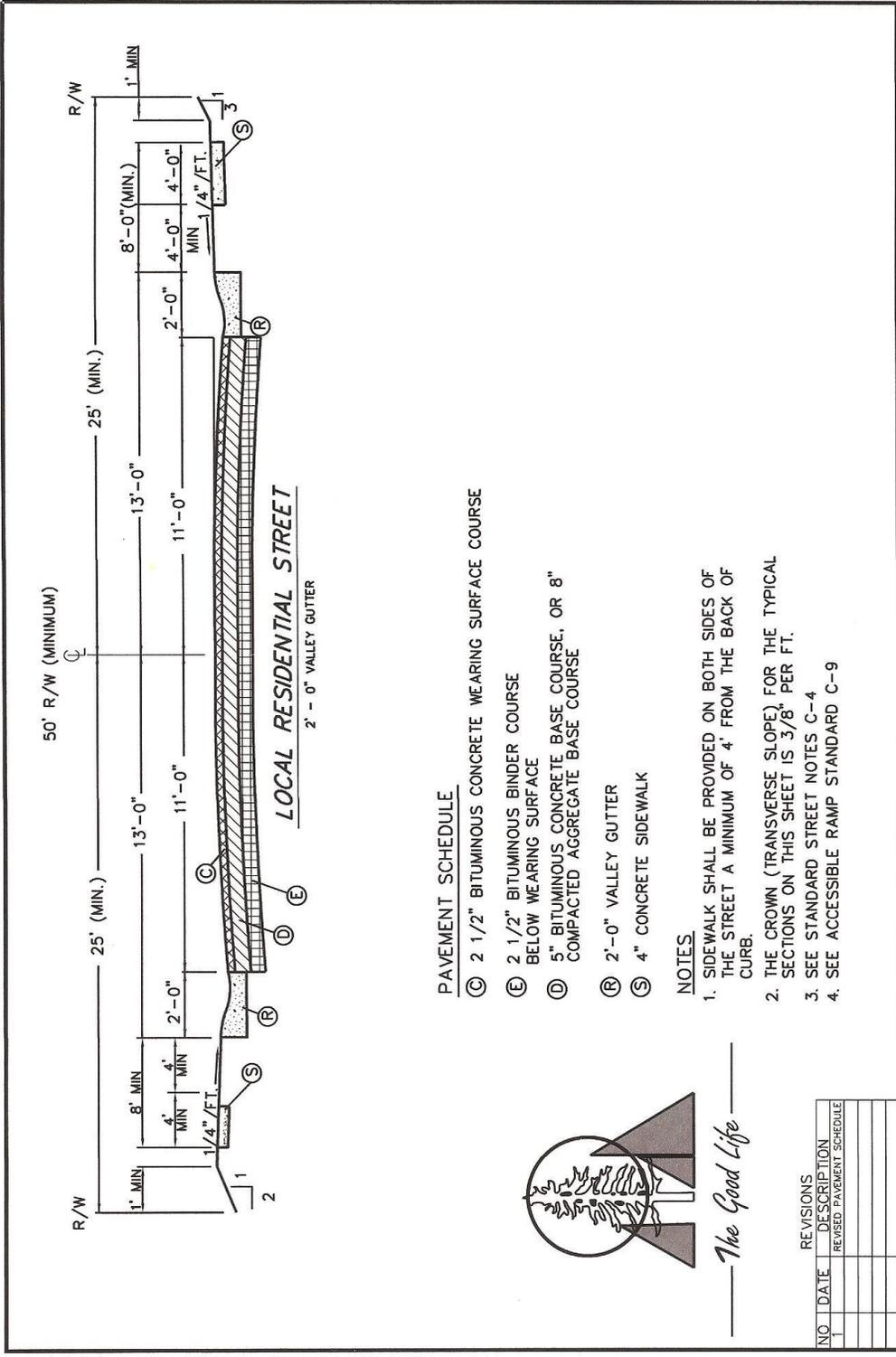
Understory Trees – 30 Feet Mature Height (or Less)

Latin Name	Cultivar	Common Name
Acer burgeranum		Trident Maple
Acer campestre		Hedge Maple
Acer ginala	Several Good Cultivars	Amur Maple
Acer palmatum		Japanese Maple
Aesculus pavia		Red Buckeye
Cercis canadensis		Eastern Redbud
Cercis reniformis	‘Oklahoma’, ‘Texas White’	Oklahoma Redbud, Texas White Redbud
Chionanthus retusus		Chinese Fringetree
Chionanthus virginicus		Fringetree
Cladrastus lutea		Yellowwood
Cornus alternifolia		Pagoda Dogwood
Cornus florida	Many Good Cultivars	Flowering Dogwood
Cornus kousa Kousa		Dogwood
Cotinus coggygria		European Smoketree
Cotinus obovatus		American Smoketree
Crataegus viridis	‘Winter King’	Winter King

Ilex vomitoria		Hawthorn
Ilex X	‘Nellie R. Stevens’	Yaupon Holly
Ilex X attenuata	Many Good Cultivars	Nellie Stevens Holly
Ilex opaca		Hybrid Holly
Ilex latifolia		American Holly
	Lusterleaf Holly	
Juniperis chinensis	‘Keteleer’	Keteleer Juniper

Understory Trees – 30 Feet Mature Height (or Less)

<u>Latin Name</u>	<u>Cultivar</u>	<u>Common Name</u>
Lagerstoemia indica	Many Cultivars	Crapemyrtle
Lagerstroemia fauriei		Japanese Crapemyrtle
Lagerstoemia indica X fauriei	Many Cultivars	Hybrid Crapemyrtle
Magnolia soulangiana		Saucer Magnolia
Magnolia Stelatta		Star Magnolia
Magnolia virginiana		Sweet Bay
Malus	*Use only disease resistant cultivars that are specifically rated for this area.	Crabapple
Malus baccata ‘Jackii’		Jack Crabapple
Malus floribunda		Japanese Crabapple
Malus sargentii		Sargent Crabapple
Parrotia persica		Persian Parrotia
Pinus thunberii		Japanese Black Pine
Prunus	‘Okame’	Okame Cherry
Prunus caroliniana		Carolina Cherrylaurel
Prunus mume	Many Good Cultivars	Japanese Apricot
Prunus sargentii		Sargent Cherry
Prunus serrulata		Double Chinese Cherry
Prunus X bliereiana		Blereiana Plum
Prunus X subhirtella	Many Good Cultivars	Higan Cherry
Prunus X yedoensis	‘Yoshino’	Yoshino Cherry
Ptelelea trifoliata		Hoptree

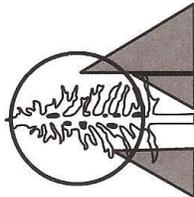


PAVEMENT SCHEDULE

- Ⓒ 2 1/2" BITUMINOUS CONCRETE WEARING SURFACE COURSE
- Ⓔ 2 1/2" BITUMINOUS BINDER COURSE BELOW WEARING SURFACE
- Ⓓ 5" BITUMINOUS CONCRETE BASE COURSE, OR 8" COMPACTED AGGREGATE BASE COURSE
- Ⓔ 2'-0" VALLEY GUTTER
- Ⓒ 4" CONCRETE SIDEWALK

NOTES

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET A MINIMUM OF 4' FROM THE BACK OF CURB.
2. THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTIONS ON THIS SHEET IS 3/8" PER FT.
3. SEE STANDARD STREET NOTES C-4
4. SEE ACCESSIBLE RAMP STANDARD C-9



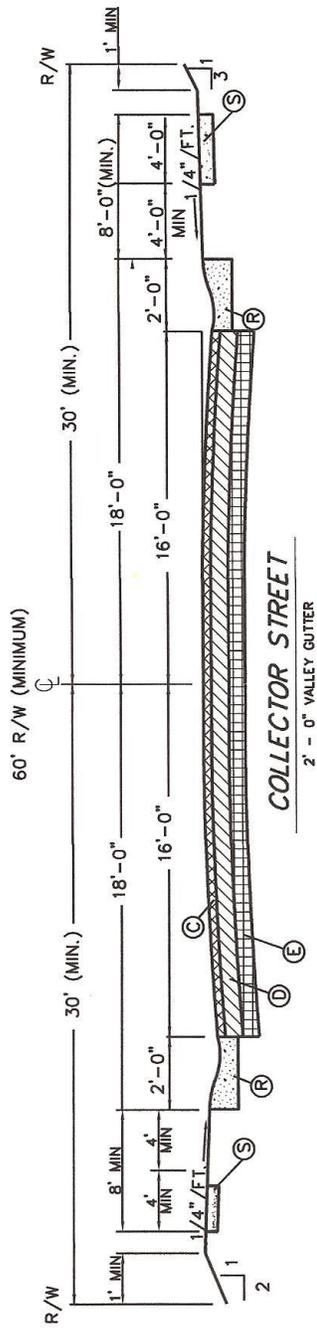
The Good Life

REVISIONS	
NO.	DESCRIPTION
1	REVISED PAVEMENT SCHEDULE

CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS

LOCAL RESIDENTIAL STREET

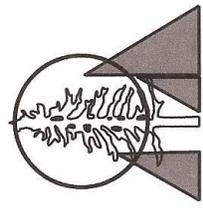
STD. NO. REV.
C-1 1



- PAVEMENT SCHEDULE**
- Ⓒ 2 1/2" BITUMINOUS CONCRETE WEARING SURFACE COURSE
 - Ⓓ 2 1/2" BITUMINOUS BINDER COURSE BELOW WEARING SURFACE
 - Ⓔ 5" BITUMINOUS CONCRETE BASE COURSE, OR 8" COMPACTED AGGREGATE BASE COURSE
 - Ⓖ 2'-0" VALLEY GUTTER
 - Ⓢ 4" CONCRETE SIDEWALK

NOTES

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET A MINIMUM OF 4' FROM THE BACK OF CURB.
2. THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTIONS ON THIS SHEET IS 3/8" PER FT.
3. SEE STANDARD STREET NOTES C-4
4. SEE ACCESSIBLE RAMP STANDARD C-9



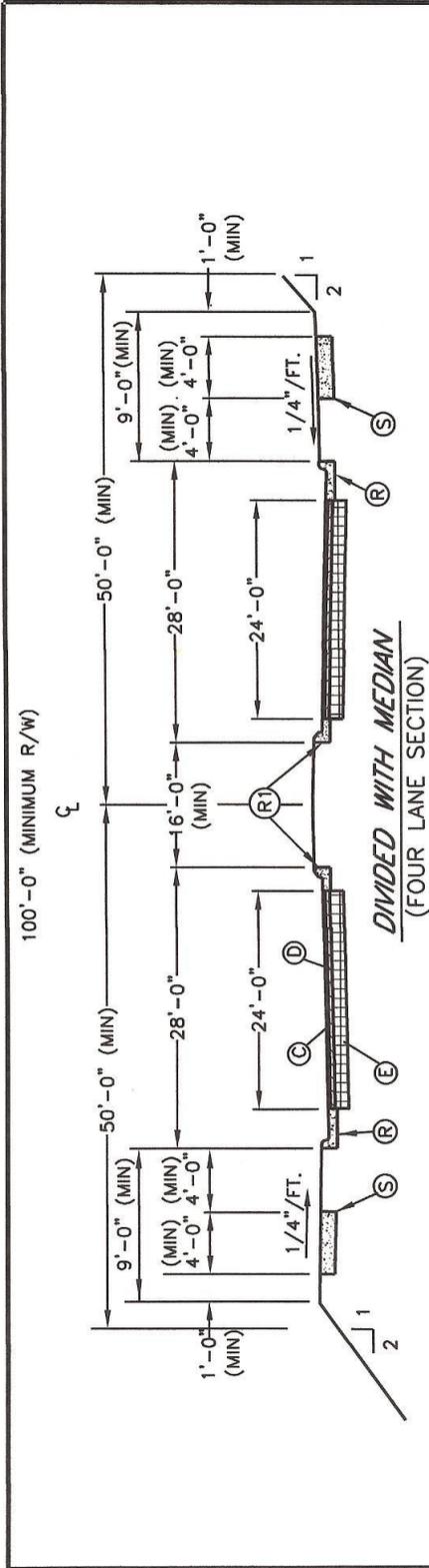
The Good Life

REVISIONS	
NO.	DESCRIPTION
1	REVISED PAVEMENT SCHEDULE

CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS

COLLECTOR STREET

STD. NO	REV
C-2	1

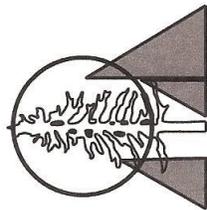


PAVEMENT SCHEDULE

- Ⓒ 2 1/2" BITUMINOUS CONCRETE WEARING SURFACE COURSE
- Ⓓ 2 1/2" BITUMINOUS BINDER COURSE BELOW WEARING SURFACE
- Ⓔ 8" BITUMINOUS CONCRETE BASE COURSE, OR 12 1/2" COMPACTED AGGREGATE BASE COURSE
- Ⓕ 2'-6" CURB AND GUTTER
- Ⓖ 1'-6" CURB AND GUTTER
- Ⓖ 4" CONCRETE SIDEWALK

NOTES:

1. CURB RETURN RADIUS DIMENSIONS AT INTERSECTIONS MAY VARY DEPENDING ON MEDIAN WIDTH AND WILL BE APPROVED ON A CASE BY CASE BASIS.
2. SUBDRAINS ARE REQUIRED ON ALL MEDIANS. (TO BE TIED INTO STORM DRAINAGE SYSTEM).
3. IN COMMERCIAL DEVELOPMENTS ASPHALT SURFACE COURSE TYPE AND THICKNESS WILL BE SPECIFIED BY DESIGNER
4. MEDIAN PLANTINGS SHALL MEET SIGHT DISTANCE REQUIREMENTS.
5. THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FOOT.
6. EACH ADDITIONAL LANE SHALL BE 11'-0" WIDE
7. SEE STANDARD STREET NOTES C-4
8. SEE ACCESSIBLE RAMP STANDARD C-9



The Good Life

REVISIONS	
NO.	DATE DESCRIPTION
1	REVISED PAVEMENT SCHEDULE

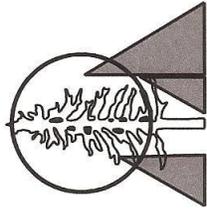
CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS

ARTERIAL STREET

STD. NO.	REV.
C-3	1

STANDARD STREET NOTES

1. THE CONTRACTOR, AT HIS OR HER EXPENSE, SHALL PROVIDE A MINIMUM OF THREE CORE FOR EACH STREET OF 800 FEET OR LESS AND ONE FOR EACH ADDITIONAL 500 FEET. ASPHALT DEPTHS SHALL BE NO LESS THAN 1/4" INCH AVERAGE PER CORE LESS THAN THE MINIMUM REQUIREMENT. ADDITIONAL CORES MAY BE TAKEN TO DETERMINE THE EXTENT OF THE AREA THAT DOES NOT MEET THESE MINIMUM DEPTHS. AREAS THAT DO NOT MEET THESE MINIMUM DEPTHS SHALL BE CORRECTED BY OVERLAYING THE SUBSTANDARD AREAS WITH THE GREATER OF A ONE INCH THICKNESS OF HOT LAID ASPHALT OR THE THICKNESS OF THE SHORT FALL PLUS 1/2" INCH.
2. THE INSTALLATION OF THE FINAL 2 1/2" ASPHALT SURFACE COURSE WITH TACT IS TO BE DELAYED UNTIL AFTER 75% HOME CONSTRUCTION IS SUBSTANTIALLY COMPLETE TO A MAXIMUM OF 18 MONTHS.
3. PRIME WILL BE REQUIRED IF PAVEMENT IS TO BE PLACED MORE THAN 72 HOURS AFTER AN APPROVED AGGREGATE BASE COURSE INSPECTION OR WHERE STREET SLOPES ARE 6% OR GREATER. WHERE STREET SLOPES ARE 8% OR GREATER, THE PAVING CONTRACTOR MUST SUBMIT A DETAILED ROLLING PLAN TO CITY OF TEGA CAY TO ENSURE THE PREVENTION ON SLIPPAGE DURING THE COMPACTION PROCESS.
4. CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE CITY OF TEGA CAY AT (803) 548-3512 PRIOR TO BEGINNING GRADING AND CONSTRUCTION ON ANY STREET PROPOSED TO BE ACCEPTED INTO THE CITY OF TEGA CAY STREET SYSTEM OR MAINTAINED AS PRIVATE.
5. INDIVIDUAL LOT IRRIGATION SYSTEMS ARE NOT PERMITTED WITHIN THE STREET RIGHT OF WAY.
6. THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVES SHALL NOT PIPE OR FILL IN STREETSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO STREETSIDE DITCHES, ENCLOSED STREET DRAINAGE SYSTEMS, OR STREET RIGHT OF WAY WITHOUT SUBMITTING A STREET ENCROACHMENT PERMIT TO CITY OF TEGA CAY PUBLIC WORKS DEPARTMENT FOR APPROVAL.
7. BEFORE ANY INSPECTION OF STREETS MAY BE SCHEDULED, A LETTER OR REPORT FROM AN INDEPENDENT COUNTY APPROVED GEOTECHNICAL ENGINEER/TESTING LABORATORY (ITL) SHALL BE SUBMITTED TO THE CITY OF TEGA CAY DOCUMENTING THE FOLLOWING:
 - A. THE LOCATION OF ANY EXISTING WET, MARGINAL, OR UNSUITABLE SOILS WITHIN THE STREET RIGHT OF WAY WERE EITHER UNDERCUT AND REPLACED, SCRAFFICED TO DRY AND RE-COOMPACTED, PROPERLY BRIDGED WITH A STABILIZATION FABRIC, OR STABILIZED WITH LIME AND/OR CEMENT OR SOME OTHER ACCEPTABLE PROCESS.
 - B. IN AREAS REQUIRING FILL MATERIAL, SUITABLE STREET FILL MATERIAL HAS BEEN USED AND PLACED IN ACCORDANCE WITH CITY OF TEGA CAY AND SCOOT PROCEDURES AND COMPACTION SPECIFICATIONS.



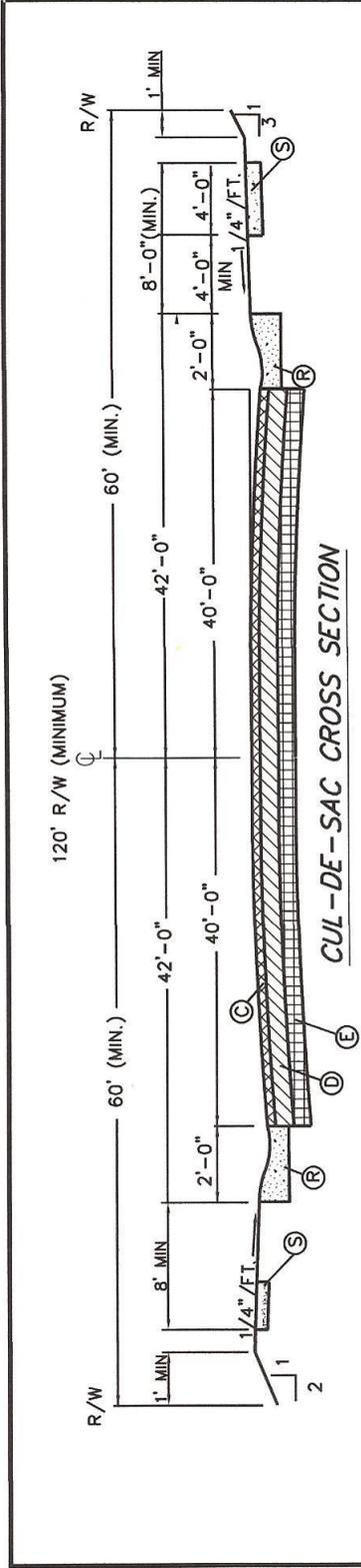
— The Good Life —

REVISIONS	
NO	DESCRIPTION
1	REVISED NOTE 2

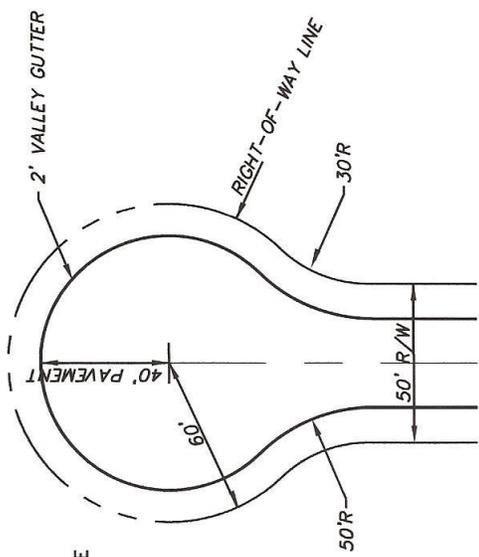
CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS

STANDARD STREET NOTES

STD. NO	REV
C-4	1



CUL-DE-SAC CROSS SECTION

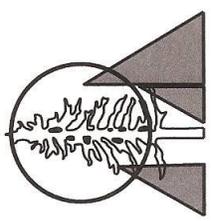


PAVEMENT SCHEDULE

- Ⓒ 2 1/2" BITUMINOUS CONCRETE WEARING SURFACE COURSE
- Ⓓ 2 1/2" BITUMINOUS BINDER COURSE BELOW WEARING SURFACE
- Ⓔ 5" BITUMINOUS CONCRETE BASE COURSE, OR 8" COMPACTED AGGREGATE BASE COURSE
- Ⓖ 2'-0" VALLEY GUTTER
- Ⓗ 4" CONCRETE SIDEWALK

NOTES

1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET A MINIMUM OF 4' FROM THE BACK OF CURB.
2. THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTIONS ON THIS SHEET IS 3/8" PER FT.
3. SEE STANDARD STREET NOTES C-4
4. SEE ACCESSIBLE RAMP STANDARD C-9



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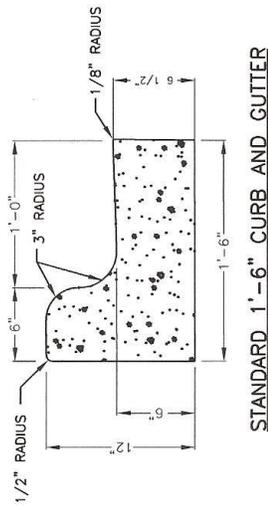
**CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS**

RESIDENTIAL STREET CUL-DE-SAC

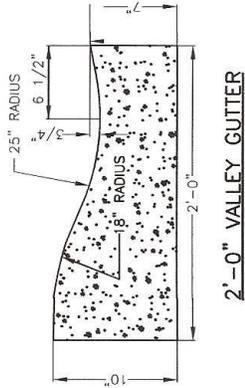
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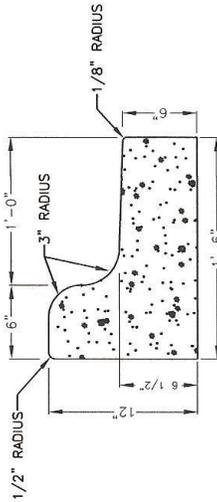
Drawing C - 6



STANDARD 1'-6" CURB AND GUTTER

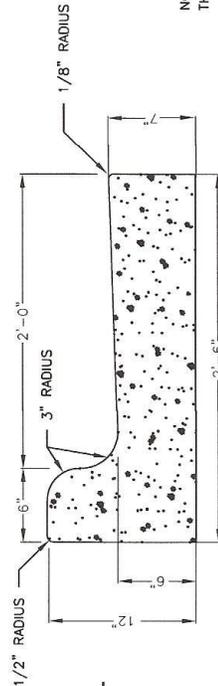


2'-0" VALLEY GUTTER

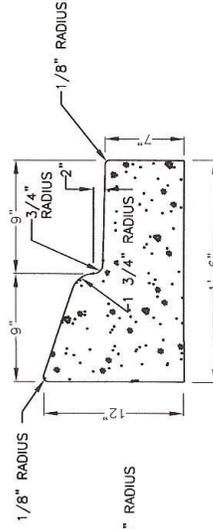


1'-6" MEDIAN CURB AND GUTTER

NOTE: TO BE USED IN MEDIANS WHEN LANES ARE SLOPED FROM ISLAND OR AS SPECIFIED BY THE APPROPRIATE CITY/COUNTY ENGINEERING DEPT.

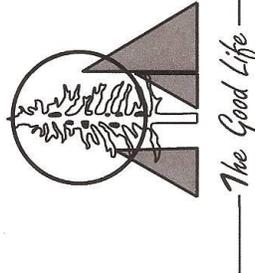


STANDARD 2'-6" CURB AND GUTTER



1'-6" MOUNTABLE CURB AND GUTTER

NOTE: TO BE USED IN MEDIANS ONLY WHEN SPECIFIED BY THE APPROPRIATE CITY/COUNTY ENGINEERING DEPT.

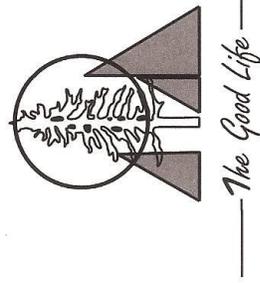
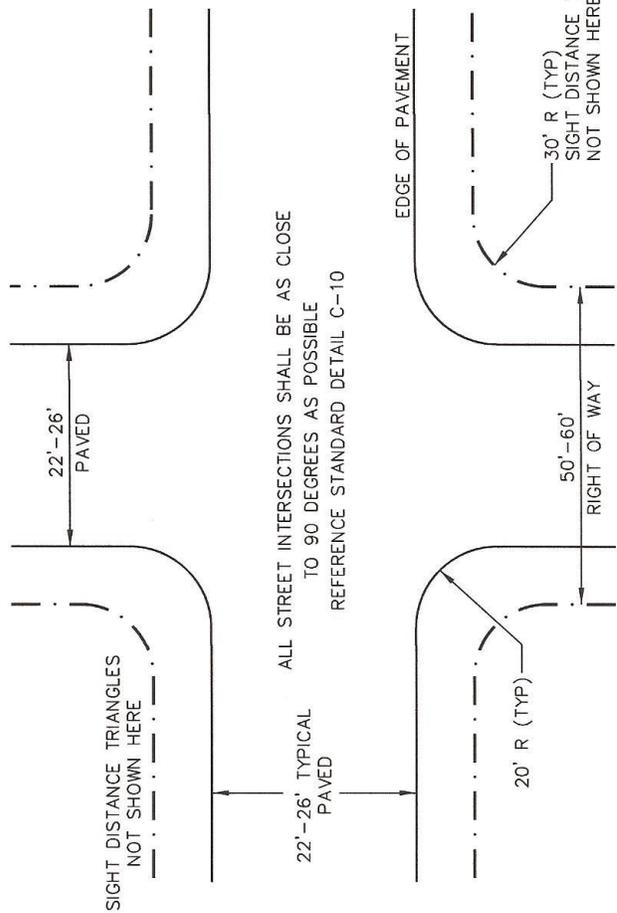


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CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS

CONCRETE CURB AND GUTTER STANDARDS

STD. NO.	REV.
C-7	1



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CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS

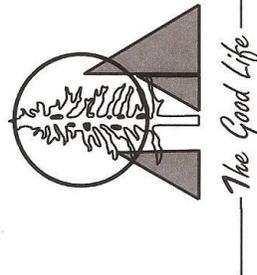
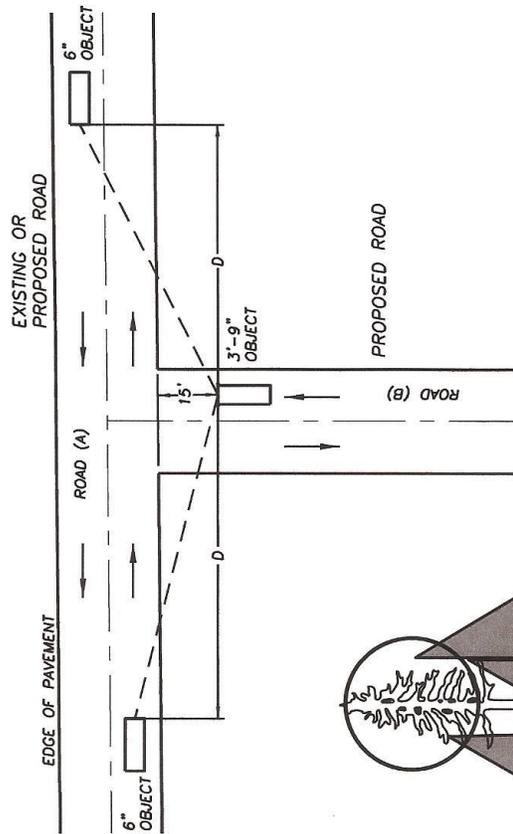
TYPICAL INTERSECTION RADIUS RETURNS

STD. NO.	REV.
C-8	1

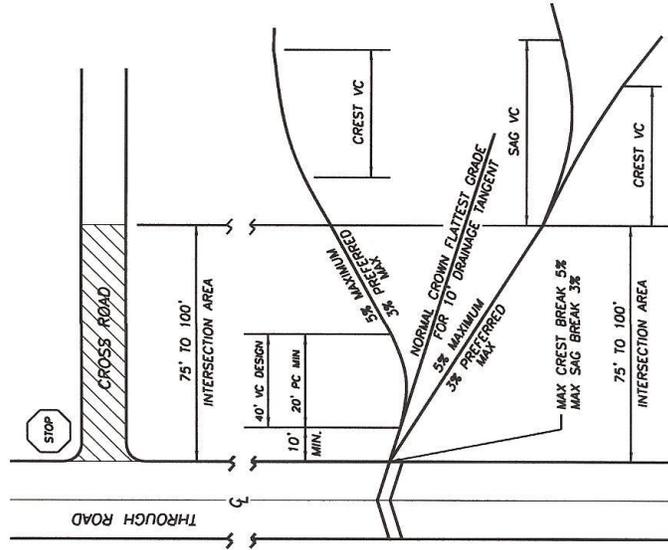
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Drawing C - 9

D (FEET) = DESIGN SPEED (MPH) X 10
 FOR EXAMPLE ALL 25 MPH RESIDENTIAL STREETS D = 250 FEET MINIMUM
 ALL CONNECTIONS TO TEGA CAY DRIVE D = 350 FEET MINIMUM



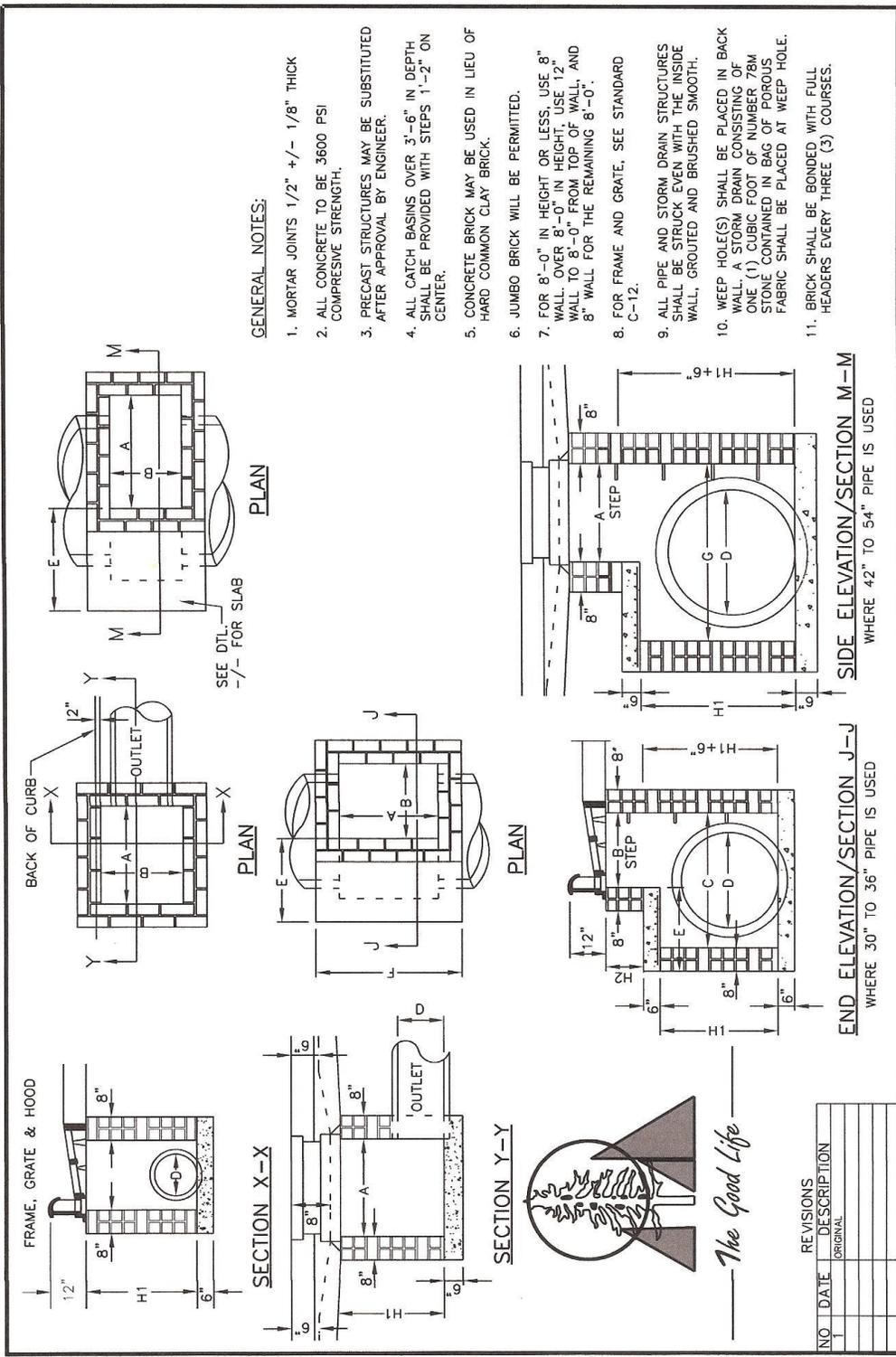
REVISIONS	
NO	DATE DESCRIPTION
1	ORIGINAL



CITY OF TEGA CAY
 LAND DEVELOPMENT
 STANDARDS

TYPICAL INTERSECTION DESIGN STANDARDS

STD. NO	REV.
C-10	1



GENERAL NOTES:

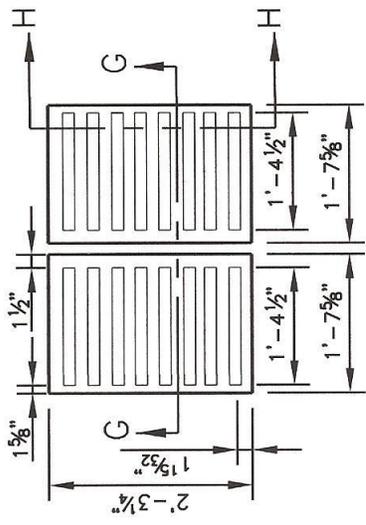
1. MORTAR JOINTS 1/2" +/- 1/8" THICK
2. ALL CONCRETE TO BE 3600 PSI COMPRESSIVE STRENGTH.
3. PRECAST STRUCTURES MAY BE SUBSTITUTED AFTER APPROVAL BY ENGINEER.
4. ALL CATCH BASINS OVER 3'-6" IN DEPTH SHALL BE PROVIDED WITH STEPS 1'-2" ON CENTER.
5. CONCRETE BRICK MAY BE USED IN LIEU OF HARD COMMON CLAY BRICK.
6. JUMBO BRICK WILL BE PERMITTED.
7. FOR 8'-0" IN HEIGHT OR LESS, USE 8" WALL. OVER 8'-0" IN HEIGHT, USE 12" WALL TO 8'-0" FROM TOP OF WALL, AND 8" WALL FOR THE REMAINING 8'-0".
8. FOR FRAME AND GRATE, SEE STANDARD C-12.
9. ALL PIPE AND STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH THE INSIDE WALL, GROUDED AND BRUSHED SMOOTH.
10. WEEP HOLE(S) SHALL BE PLACED IN BACK WALL. A STORM DRAIN CONSISTING OF ONE (1) CUBIC FOOT OF NUMBER 78M STONE CONTAINED IN BAG OF PERGUS FABRIC SHALL BE PLACED AT WEEP HOLE.
11. BRICK SHALL BE BONDED WITH FULL HEADERS EVERY THREE (3) COURSES.

REVISIONS	
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1	ORIGINAL

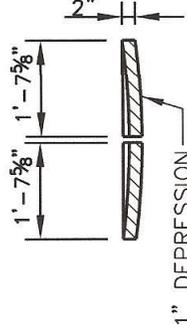
CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS

TYPICAL BRICK CATCH BASIN

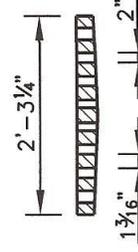
STD. NO	REV
C-11	1



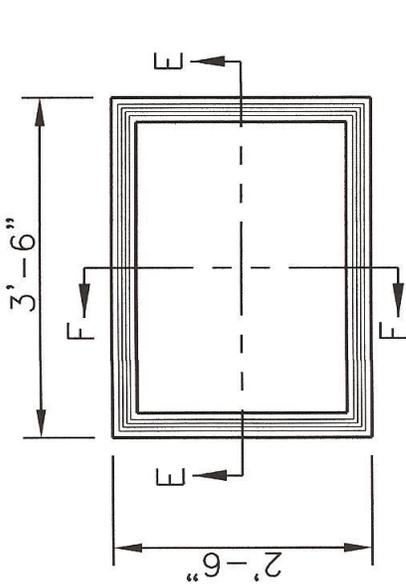
PLAN OF GRATING
CAST IRON



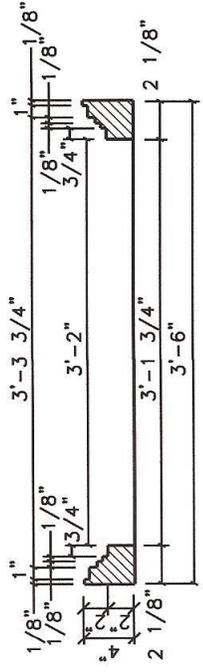
SECTION G-G



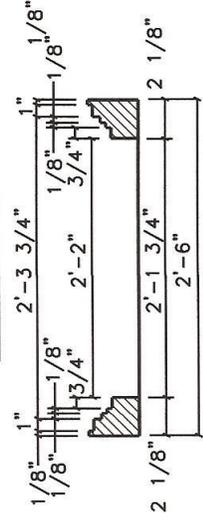
SECTION H-H



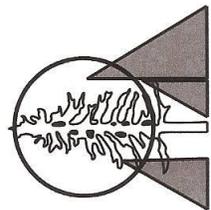
PLAN OF FRAME
CAST IRON



SECTION E-E



SECTION F-F



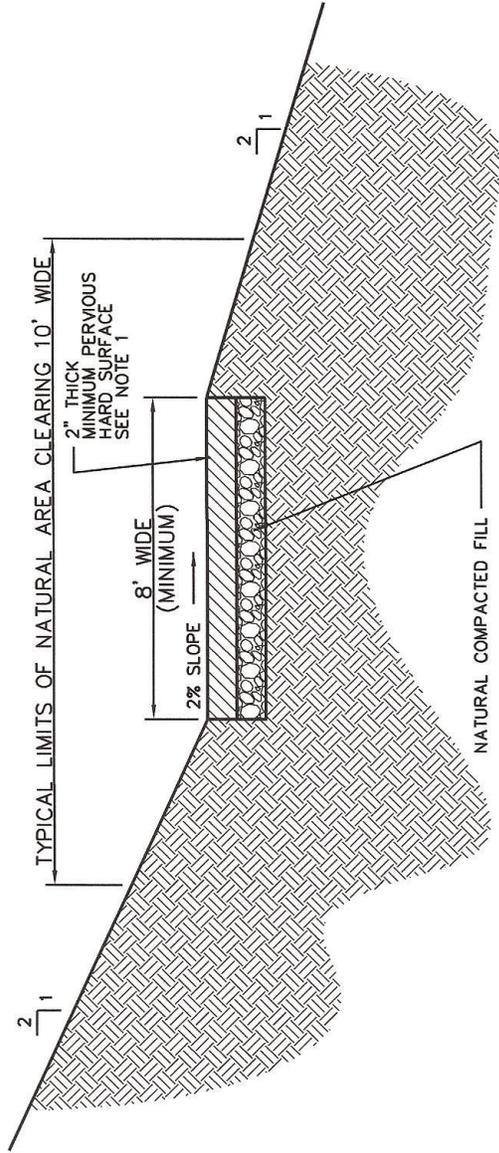
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REVISIONS	
NO	DATE DESCRIPTION
1	REVISED FRAME & GRATE SCHEDULE

CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS

TYPICAL FRAME, GRATE, AND HOOD

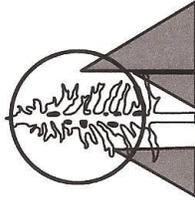
STD. NO.	REV.
C-12	1



PEDESTRIAN TRAIL CROSS SECTION

SCALE: NTS

1. RECYCLED CONTENT ASPHALT OR RECYCLED CONTENT CONCRETE ARE ACCEPTABLE ALTERNATIVES.



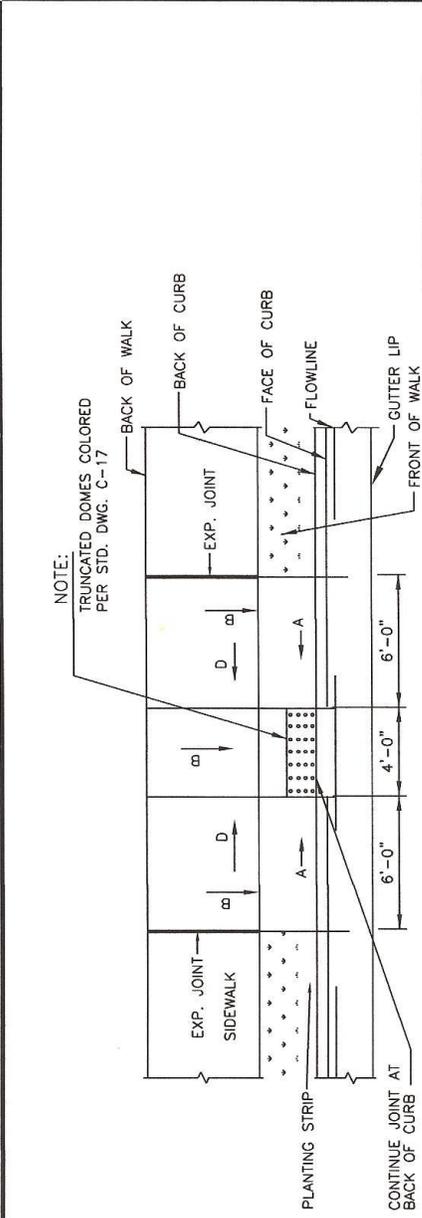
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**CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS**

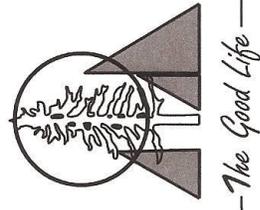
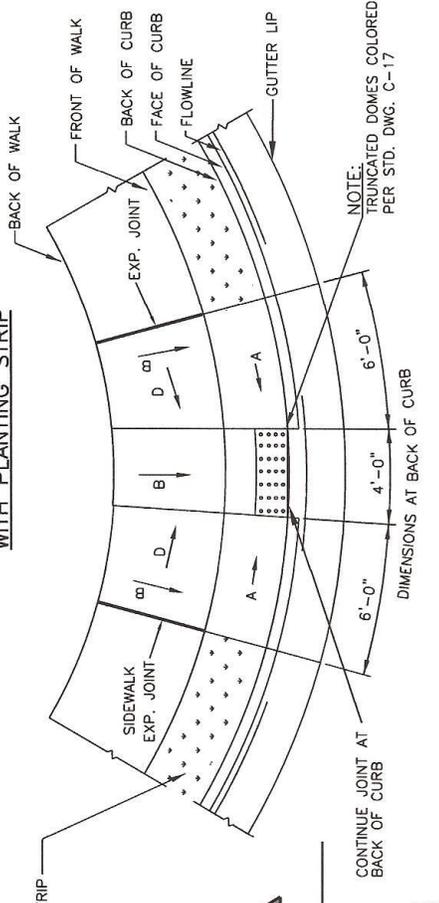
PEDESTRIAN TRAIL

STD. NO	REV
C-13	0



SLOPE "A"	12:1
SLOPE "B"	1/4"/FT
SLOPE "D"	3/8"/FT

PLAN VIEW—PARALLEL RAMP
WITH PLANTING STRIP



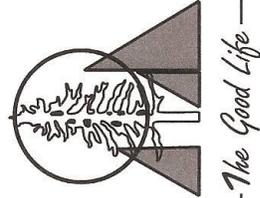
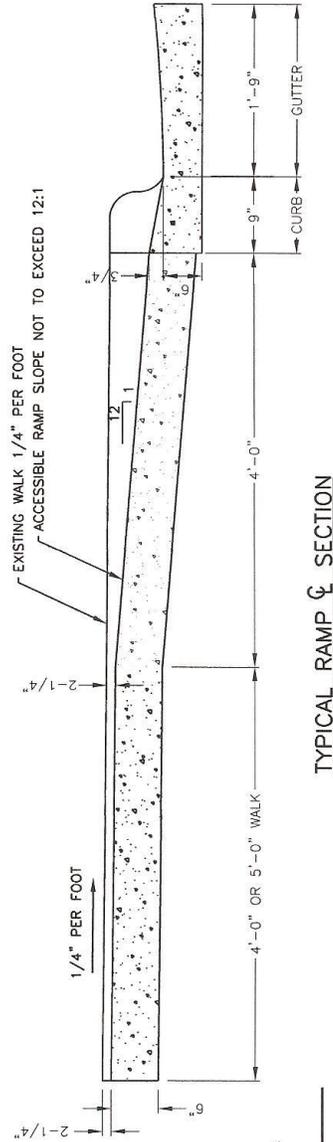
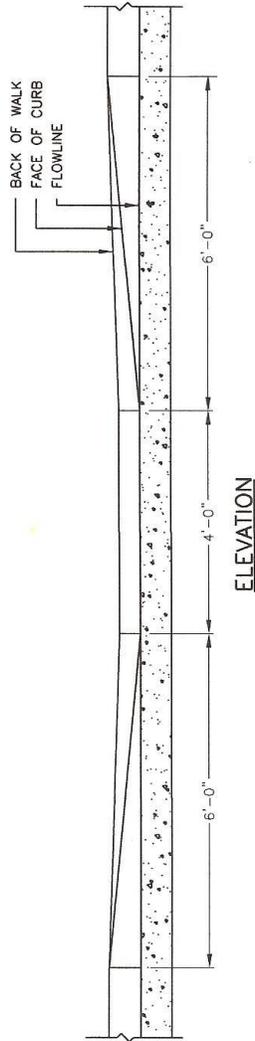
REVISIONS	
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PLAN VIEW—DIAGONAL RAMP WITH PLANTING STRIP

STD. NO.	REV.
C-14	0

ACCESSIBLE RAMP STANDARD WITH PLANTING STRIP
2'-6" CURB AND GUTTER

CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS

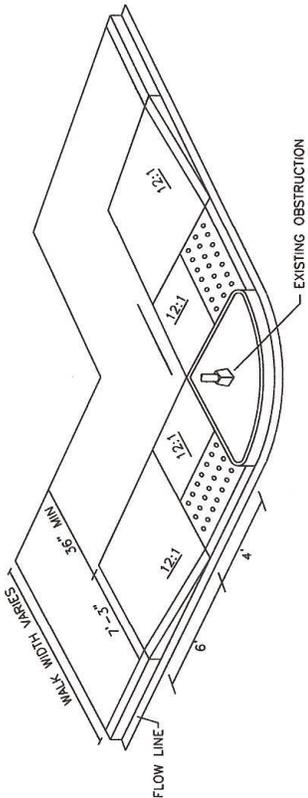


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CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS

ACCESSIBLE RAMP SECTIONS WITH PLANTING STRIP
2-6" CURB AND GUTTER

STD. NO.	REV
C-15	0

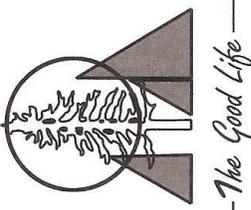


ROADWAY
PLAN SYMBOL
FOR PROPOSED
ACCESSIBLE RAMP

**PLACEMENT FOR OBSTRUCTED CORNER RADIUS OR
CORNER RADIUS LESS THAN TEN FEET**

NOTES:

1. RAMP AND WING SLOPES SHALL NOT BE STEEPER THAN 1:2:1.
2. GUTTER FLOW LINE AND PLAN PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA.
3. THE SURFACE OF THE RAMP SHALL BE FLUSH WITH THE FLOWLINE OF THE CURB AND GUTTER.
4. THE RAMP OPENING (AT THE FULLY DEPRESSED CURB) SHALL BE LOCATED WITHIN THE PARALLEL BOUNDARIES OF THE CROSSWALK MARKINGS. THE RAMP CENTERLINE SHALL BE LOCATED AT THE CORNER RADIUS CENTERLINE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. DIAGONAL CURB RAMPS SHALL HAVE A SEGMENT OF STRAIGHT CURB AT LEAST 24 INCHES LONG LOCATED ON EACH SIDE OF THE WING SLOPE AND WITHIN THE CROSSWALK MARKINGS.
5. THE WING AND RAMP SURFACES SHALL BE 3600 PSI CONCRETE WITH A SIDEWALK FINISH IN ACCORDANCE WITH CURRENT EDITION SCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
6. DRAINAGE STRUCTURES, MAST ARMS, LIGHT POLES AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN LINE WITH RAMPS. LOCATION OF THE RAMPS SHALL TAKE PRECEDENCE OVER LOCATION OF OBSTRUCTIONS EXCEPT WHERE EXISTING OBSTRUCTIONS ARE BEING UTILIZED IN THE NEW CONSTRUCTION.
7. AT ALL LOCATIONS, NOT LESS THAN 2 FEET OF FULL HEIGHT CURB SHALL BE PLACED BETWEEN THE RAMPS.
8. SEE STANDARD DRAWING C-17 FOR DETECTABLE WARNING INSTALLATION.

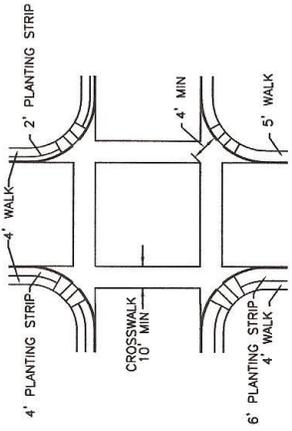


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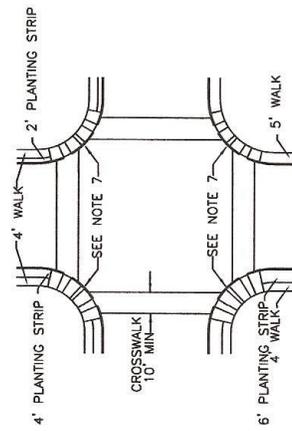
**CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS**

**STANDARD PLACEMENT OF ACCESSIBLE
RAMP AND GENERAL NOTES**

STD. NO	REV.
C-16	0

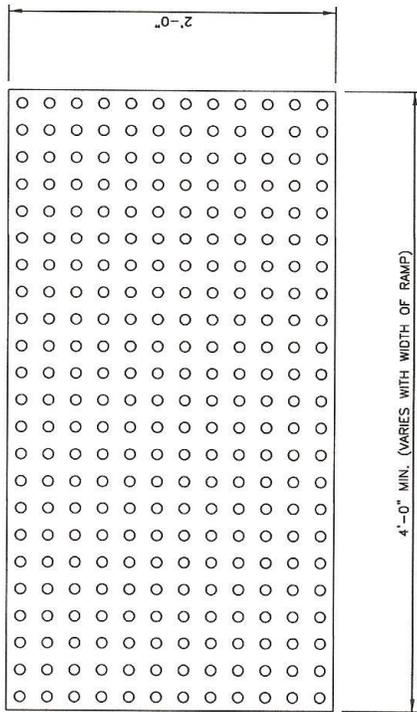


**TYPICAL LOCATION OF ACCESSIBLE
RAMPS AND PEDESTRIAN CROSSWALKS
ON SUBDIVISION STREETS**

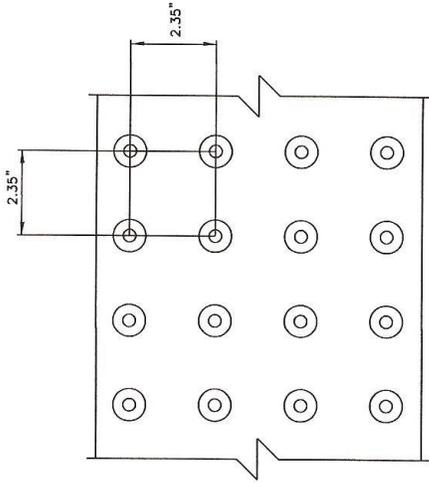


**TYPICAL LOCATION OF ACCESSIBLE
RAMPS AND PEDESTRIAN CROSSWALKS ON
THOROUGHFARES/SIGNALIZED INTERSECTIONS**

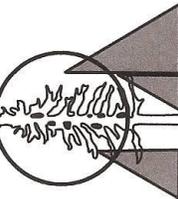
SEE SCDOT STANDARD DRAWINGS



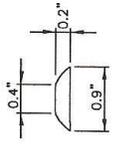
TRUNCATED DOME PLAN VIEW



TRUNCATED DOME SPACING



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TRUNCATED DOME SECTION

NOTES:

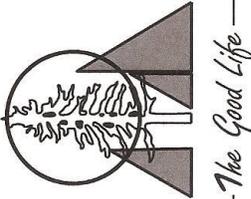
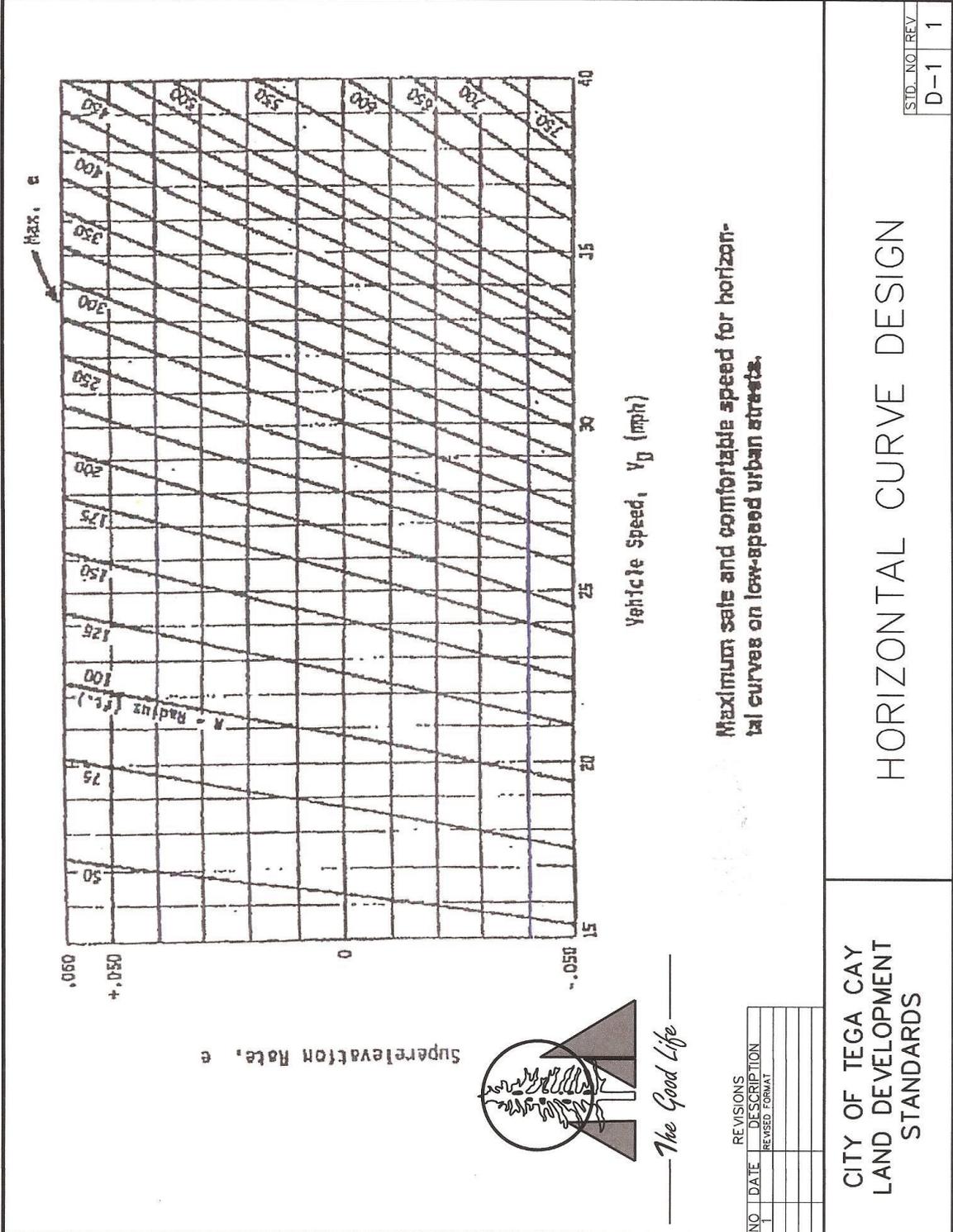
1. DETECTABLE WARNINGS SHALL BE OF THE PAVER OR MAT TYPE WITH ADHESIVE PER MANUFACTURERS SPECIFICATIONS.
2. WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET AND VARY WITH WIDTH OF RAMP.
3. LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH.
4. DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS.
5. DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
6. DETECTABLE WARNING AREA SHALL BE COLORED YELLOW.
7. IF PAVERS ARE TO BE USED, PAVERS SHALL BE 6" THICK AND CAST FROM 5000 psi CONCRETE.
8. IF MATS ARE TO BE USED, EDGES SHALL BE BEVELED TO ELIMINATE TRIP HAZARD.

REVISIONS	
NO.	DESCRIPTION
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CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS

TRUNCATED DOMES
PLAN AND CROSS-SECTION

STD. NO.	REV.
C-17	0



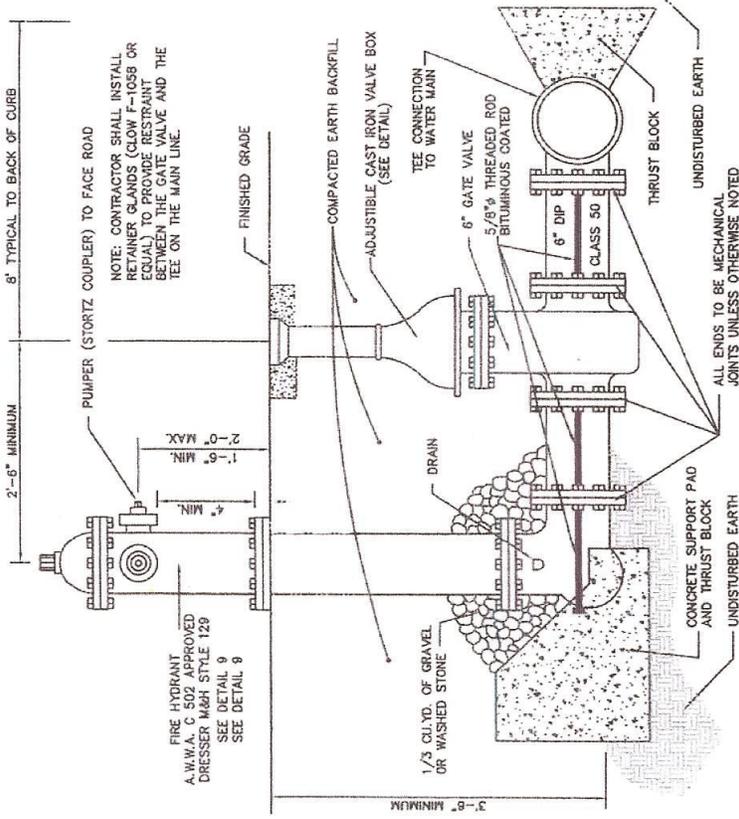
REVISIONS		
NO	DATE	DESCRIPTION
1		REVISED FORMAT

CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS

HORIZONTAL CURVE DESIGN

STD. NO. REV.
D-1 1

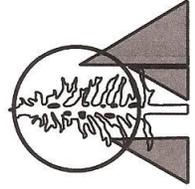
1. FIRE HYDRANTS SHALL CONFORM TO AWWA C502, AND SHALL BE CONSTRUCTED FOR 3' MINIMUM DEPTH OF TRENCH. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED WITH A BRONZE MAIN VALVE SEAT, WHICH SCREWS INTO A THREADED BRONZE CONNECTION AT THE BASE OF THE HYDRANT. ALL FIRE HYDRANTS SHALL BE EQUIPPED WITH TWO 2 1/2 INCH HOSE NOZZLES WITH NATIONAL STANDARD THREADS, AND ONE PUMPER PORT OUTLET HAVING A DIAMETER OF 5 1/4" NST FITTED WITH A 4-INCH STORTZ COUPLING.
2. ALL HYDRANTS SHALL OPEN BY TURNING TO THE LEFT OR COUNTERCLOCKWISE, SHALL HAVE A MINIMUM VALVE OPENING SIZE OF 5 1/4" AND SHALL BE FURNISHED WITH A 6" MECHANICAL JOINT INLET. THE OPERATING NUT SHALL BE 1 1/4" AND PENTAGON. ANY EXTENSIONS REQUIRED SHALL BE AS RECOMMENDED AND SUPPLIED BY THE HYDRANT MANUFACTURER.
3. ALL FIRE HYDRANTS AND ANY PORTIONS OF THE HYDRANT ASSEMBLY EXPOSED TO VIEW (ABOVE ADJACENT GROUND ELEVATION) SHALL BE PAINTED WITH TWO (2) OR MORE EVENLY APPLIED COATS OF WHITE HYDRANT ENAMEL PAINT. HYDRANTS WILL BE RETOUCHE/REPAIRED AS NECESSARY AFTER INSTALLATION AND PRIOR TO ACCEPTANCE.
4. FIRE HYDRANT TEES WILL BE GRIFFIN SIVEL HYDRANT TEE, TYLER 5-125 SWIVEL HYDRANT TEE OR APPROVED EQUAL. SWIVEL 90 BANDS WILL BE TYLER 5-197 OR APPROVED EQUAL.
5. PIPING EXTENSION FOR HYDRANT INSTALLATIONS MAY BE MADE WITH 6-INCH DUCTILE IRON NIPPLES WITH TYLER LONG SWIVEL HYDRANT ADAPTERS, MEGALUG MJ RESTRAINT, U.S. PIPE FIELD LOK GASKETS, ROMAC GRIP RING, OR OTHER APPROVED METHOD.
6. HYDRANT LEADS SHALL BE A MINIMUM OF 6 INCHES IN DIAMETER AND SHALL INCLUDE GATE VALVES.
7. A GRAVEL POCKET OR DRY WELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE DRAINAGE.



NOTE: ALL VALVES SHALL BE LEFT HAND OPEN.

APPROVED MANUFACTURER/MODEL
 1 DRESSER M&H STYLE 129 (FORT MILL STANDARD)

- SUBSTITUTES WITH FIRE CHIEF APPROVAL
2. MUELLER COMPANY/SUPER CENTURION 200 NO. 421
 3. CLOW/MEDALLION GUARDIAN NO. K81
 4. AMERICAN DARLING COMPANY/MARK 73-1
 5. KENNEDY COMPANY/K81A
 6. M&H COMPANY/STYLE 129



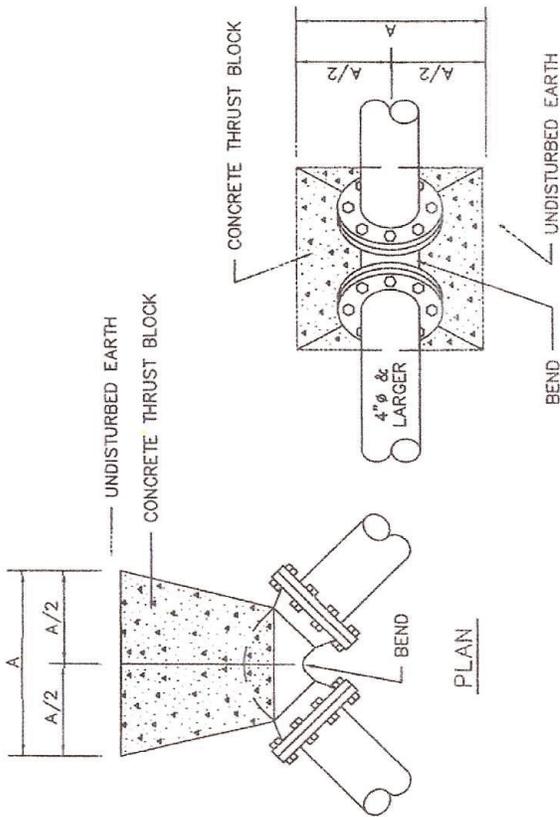
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REVISIONS	
NO	DATE DESCRIPTION
0	INITIAL

CITY OF TEGA CAY
 LAND DEVELOPMENT
 STANDARDS

STANDARD FIRE HYDRANT ASSEMBLY

STD. NO REV
 E-1 0



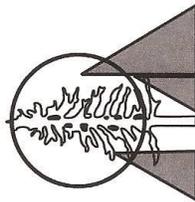
ELEVATION

PLAN

NOTE: CARE SHALL BE TAKEN WHEN PLACING THRUST BLOCKS TO KEEP THE FITTING BOLTS FREE OF CONCRETE.

SIZE	11	1/4"	BEND	22	1/2"	BEND	45"	BEND	90"	BEND	TEE	PLUG
4	12	12	12	12	12	16	16	16	14			
6	12	12	12	12	12	16	16	16	14			
8	12	12	12	16	22	22	22	18				
10	12	14	14	20	28	28	28	22				
12	12	18	24	32	32	32	32	28				

DIMENSION - A



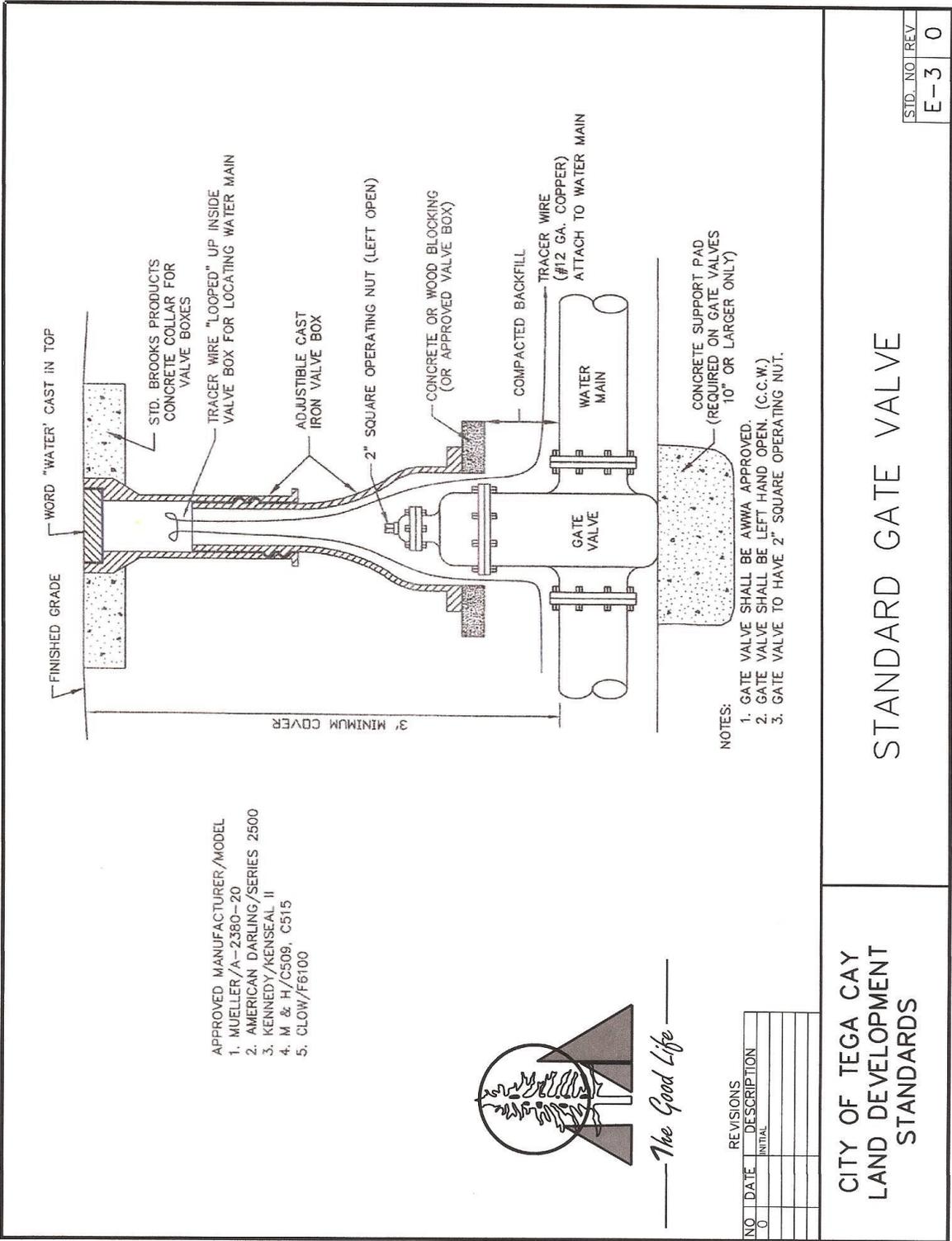
The Good Life

REVISIONS	
NO.	DESCRIPTION
0	INITIAL

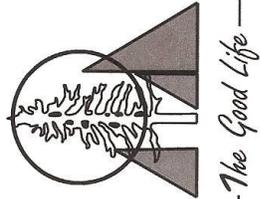
CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS

STANDARD THRUST BLOCKING FOR BENDS

STD. NO	REV
E-2	0



- APPROVED MANUFACTURER/MODEL
1. MUELLER/A-2380-20
 2. AMERICAN DARLING/SERIES 2500
 3. KENNEDY/KENSEAL II
 4. M & H/C509, C515
 5. CLOW/F6100



REVISIONS	
NO	DESCRIPTION
0	INITIAL

CITY OF TEGA CAY
LAND DEVELOPMENT
STANDARDS

STANDARD GATE VALVE

STD. NO.	REV.
E-3	0