

ARTICLE 11. REGULATIONS FOR DEVELOPMENTS WITH COUNTY MAINTAINED ROADS (i.e., Subdivisions, Industrial and Commercial Parks, and Mobile Home Developments)

11.10 County Approved

All subdivisions shall be approved by the Spartanburg County Planning Commission prior to the installation of water lines. Roads shall be approved, accepted and maintained by the County.

11.20 Plan Approval and Construction

All subdivisions requiring new roads must be designed by a professional engineer and must be permitted by the South Carolina Department of Health and Environmental Control (DHEC) either under the District's Delegated Review Program or by direct submittal to DHEC. All construction shall be in accordance with the District's Standard Specifications. A Developer's Agreement (see Appendix D) must be executed prior to the required Pre-Construction meeting.

11.30 Cost Requirements

All costs for construction shall be borne by the developer as well as a one-year warranty from the date of District acceptance of the water lines.

11.40 Water-Main Location

A benchmark shall be provided along with a plan and profile of the road. At least one side of the curb shall be installed, and the road and shoulders shall be to within six inches of grade prior to water-main installation.

The water main shall be located at least six feet off the curb or edge of the pavement on public right-of-way. A permanent 4' easement shall be provided by the developer for maintenance. No other utilities, trees, signs or other obstructions shall be allowed in this area except as authorized by the District.

If the dedicated easement is not possible, the contractor must construct the water line in the road bed using ductile iron pipe and must stub-out all connections. Construction must follow the District's Standard Specifications.

11.50 Construction Requirements

All construction must be inspected and approved by a District inspector. All construction must be according to District's Standard Specifications.

Any alteration to District's Standard Specifications must have prior approval, in writing, from the Engineering Department.

Any modifications to the plans approved for construction by DHEC and the District must be pre-approved by the District's inspector or Engineering Department. Any major modifications must be approved by the District and DHEC, in accordance with State Regulations. The District shall have the authority to determine when "major modifications" are proposed.

A Pre-construction meeting must be attended by the appropriate, responsible parties prior to any water line preparation or construction. During the Pre-Construction meeting the executed Developer Agreement will be discussed to outline the responsibilities of the District and the Developer. Failure to enter into a Developer Agreement will prevent construction of any new water lines.

Final District approval will not be issued until all construction (water lines, roadways, other utilities, digital representation, etc.) has been completed and all appropriate fees have been paid.

11.70 Digital Representation

All subdivision as-builts and final plats must be accompanied by a digital representation of the subdivision. This digital representation shall be in either DXF or AutoCAD[®] DWG format.

The digital file must be a true representation of the surveyed lot(s) with all lot line coordinates.

The following must be included in the digital file and appropriately layered:

- Subdivision Name (including Phase)
- Lot Lines
- Lot Numbers
- Easement Lines
- Rights-of-Way
- Street Names
- Phase Limits (if more than one phase is included)
- North Arrow
- Bar Scale
- Note reflecting methodology used to determine subdivision coordinates
- Note that the lines reflect South Carolina NAD 83 Feet State Plane Coordinates

- Any additional information that the developer or surveyor may wish to include. However, additional information must be on layers that may be turned off without affecting the items listed above.

Developers failing to include a digital representation will be charged a fee per lot. (See Appendix A)

No taps will be sold until the accurate digital representation has been submitted and/or all fees have been paid.

