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ARTICLE 5 IMPROVEMENTS REQUIRED FOR FINAL APPROVAL OF MAJOR SUBDIVISION PLAT

The minimum improvements which the subdivider will be required to make or enter into a binding agreement to make in a subdivision prior to the approval of the final Subdivision Plat by the Planning Commission, shall be as prescribed by the following provisions. Nothing in these regulations shall be construed to prohibit the subdivider from constructing higher types of improvements that the minimum required by the paragraphs of this Article.

Section 5.100 Monuments

Permanent monuments thirty-six (36) inches in length of rebar flush with the ground shall be set at all corners of the plat and street intersections of right-of-way.

Section 5.200 Street Construction

5.201 Grading

Street Construction before grading, the entire right-of-way shall be first cleared of all stumps, roots, brush, soft clay, spongy material, of all trees not intended for preservation, and any other objectionable matter. Such objectionable matter, as well as similar matter from cuts shall be removed from the right-of-way and disposed of in such a manner that it will not become incorporated in any fills or be an obstacle in the way of drainage. Any fill material shall be free from trash and unwanted foreign objects and be properly compacted. The subgrade shall be properly shaped, rolled, and uniformly compacted to conform with the accepted cross-section and grades. The grading for all streets, roads, and alleys shall be performed so that pavements and sidewalks would be constructed on a horizontal base line at any cross-section except where topographical conditions will allow otherwise with the approval of the authorized engineer or person.

5.202 Pavement

Pavement shall be determined by the City Engineer or the County Road Engineer appropriate.

5.203 Curbs and Gutters

Curbs and gutters shall be required in all subdivisions and Planned Unit Developments. The Planning Commission may waive this requirement for lots with 2.00 acres and with a minimum of 200 feet of road or street frontage.

5.204 Sidewalks

Sidewalks shall be required in residential and commercial subdivisions and PUD's, at shopping centers playgrounds, schools, where a pedestrian movement is concentrate for the pedestrian's greater safety, convenience, and better circulation. The Planning Commission may waive the sidewalk requirements for lots with 2.00 acres and with a road or street frontage greater than 200 feet.

Simpsonville:

Sidewalks, curbs and gutters are required in major residential subdivisions. However, subdivisions 2.00 acres in size and a minimum of 200 feet frontage may be waived from this provision by the Planning Commission.

5.205 Street Name Signs

The subdivider shall, at the time of submitting his performance bond, furnish a sum of money sufficient to reimburse the county or city the purchase price and installation cost of all street name signs required in his subdivision.

Section 5.300 Utilities

5.301 General Requirements

Generally, utilities should be provided in rear lot easements whenever possible. In cases where underground utilities must be provided within the right-of-way of streets, they should not be installed under the pavement. All of the in-street underground work, including water mains, gas mains, sewer lines, etc., and all service connections shall be completely installed and approved by the authorized engineer or person throughout the length and width of the street after grading, but before any pavement base is applied. Service connections on one or another side of the street shall be allowed to be omitted as long as at such time as these service connections are needed, they be jacked across the right-of-way without breaking or weakening the existing pavement.

5.302 Water Supply

When a public water supply system is available to the proposed subdivision as determined by the Planning Commission, the subdivision or developer shall construct a complete water distribution system according to the specifications of the agency having jurisdiction, except as stated below and shall provide a connection for each lot with laterals extended to the lot line. All water main lines shall be at least three (3) feet deep and shall be at least six (6) inches in diameter or greater. Fire hydrants, if served by a six (6) inch in diameter or greater water main line, shall also be provided and placed at distances not more than five hundred (500) feet apart, and shall meet standard specifications of the City of Shelbyville and 200 PSI pressure ratings on the pipe according to

Shelbyville Municipal Water Sewer commission. The hydrant outlet nozzles shall be between eighteen (18) and twenty-one (21) inches above finished grade.

In a proposed subdivision, pending accessibility of a public water supply, the subdivider shall normally be required to construct a private water supply system, or wells, in such a manner that an adequate supply of potable water will be available to every lot in the subdivision at the time improvements are erected thereon.

The adequacy, healthfulness and potableness of water supply shall be subject to the approval of the authorized engineer or person.

5.303 Sanitary Sewers

All subdivisions with lots less than five (5) acres within the corporate limits of the City of Shelbyville and the City of Simpsonville, and within the two (2) mile distances from that corporate boundary, known as the Urban Service Area shall be served by a public sewer system.

Private treatment plants shall not be permitted in Shelby County.

Simpsonville:

Development within the Simpsonville City limits shall have public sewers.

5.304 Storm Drainage

The subdivider shall be responsible for adequate and safe disposal of all surface waters in the subdivision and shall provide for that purpose a drainage system including the necessary open ditches, pipes, culverts, inter-sectional drains, drop inlets, bridges, etc. Cross drains at least eighteen (18) inches in diameter, should be provided to accommodate all natural flow for the full width of the roadways.

Drainage channels may be permitted when, in the judgment of the County Health Officer, they will not result in health hazards and where proper safety measures are taken.

5.305 Electric Supply System

Provisions shall be made in every subdivision for a satisfactory electric supply system. Underground installation of all necessary wires may be required by the Planning Commission.

Simpsonville:

Underground utilities are to be required within the boundaries of all residential subdivisions. This provision applies to distribution lines in a subdivision, however, excludes major transmission lines.

5.306 Street Lighting

Provisions for street lighting shall be made where the Planning Commission requires in accordance to the specifications of the authorized engineer or the agency having jurisdiction.

Simpsonville:

Adequate street lighting shall be provided in all types of subdivisions.

Section 5.400 Completion of Improvements Prior to Approval of Final Subdivision Plat

5.401 Approval of Improvements

No final Subdivision Plat shall be approved by the Planning Commission or accepted for record by the County Clerk until the proper bond has been posted.

5.402 Security Bond, Certified Check, Cash or Certificate of Deposit

The Planning Commission may accept a security bond, cash, certified check or a certificate of deposit sufficient to cover the estimated cost of the required improvements. The security shall be subject to the condition that the improvements will be completed within a reasonable time set by the Planning Commission, which shall not exceed eighteen (18) months after approval of the final Subdivision Plat. An extension of an additional six (6) months time may be applied for by the builder, and the Planning Commission may grant such an extension for valid reasons.

The developer should be bonded for amount of road construction cost, with a percentage of the bond to be released as construction progresses. Sufficient amount should be retained until surface course of asphalt has been laid, and final dressing completed. Construction of improvements will no longer be permitted without a bond.