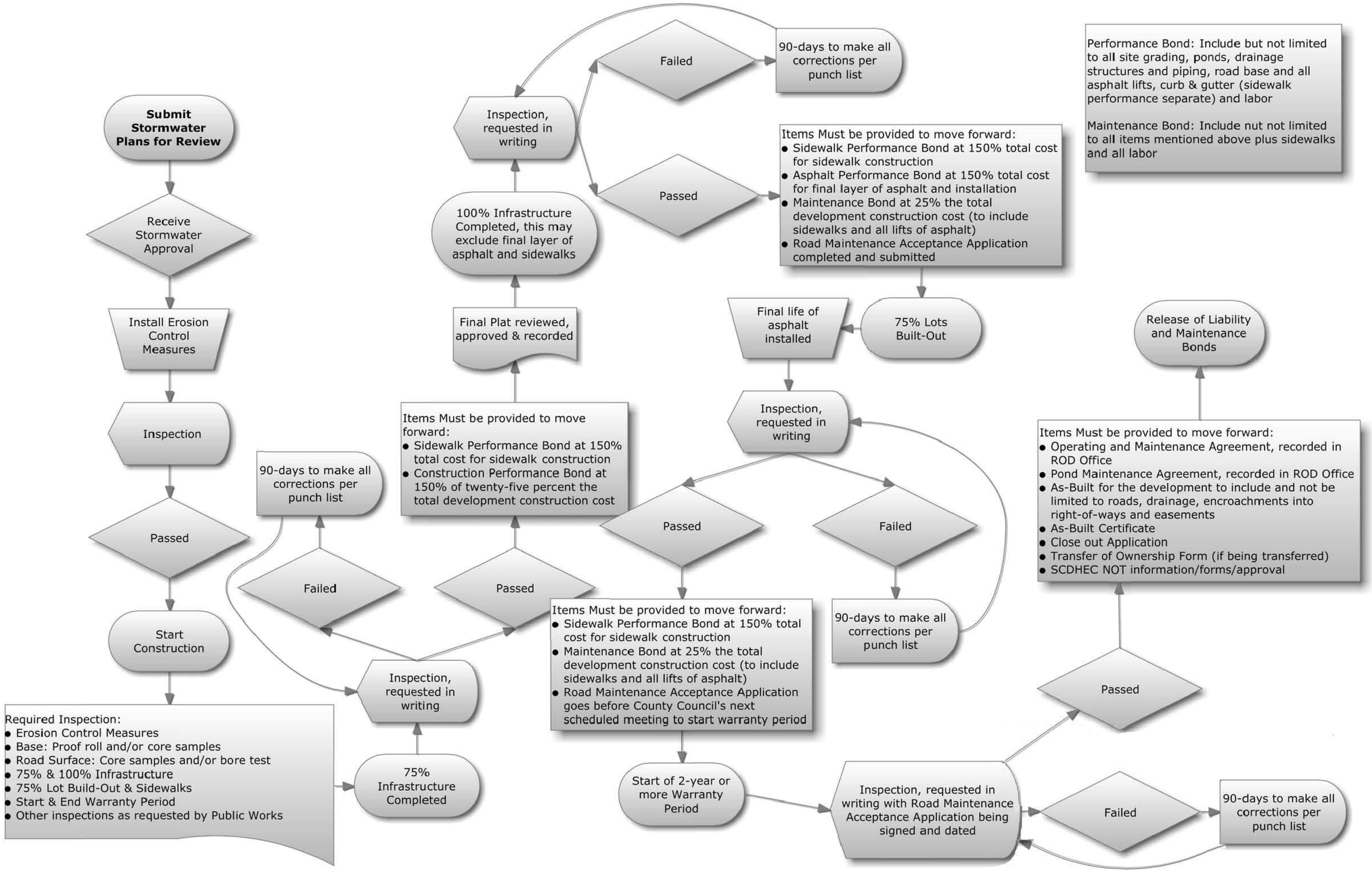
Submit Stormwater Plans for Review
Receive Stormwater Approval
Install Erosion Control Measures
Inspection
Passed
Start Construction
Required Inspection:
• Erosion Control Measures
• Base: Proof roll and/or core samples
• Road Surface: Core samples and/or bore test
• 75% & 100% Infrastructure
• 75% Lot Build-Out & Sidewalks
• Start & End Warranty Period
• Other inspections as requested by Public Works
75% Infrastructure Completed
Inspection, requested in writing
Failed
90-days to make all corrections per punch list
Passed
Items Must be provided to move forward:
• Sidewalk Performance Bond at 150% total cost for sidewalk construction
• Construction Performance Bond at 150% of twenty-five percent the total development construction cost
Final Plat reviewed, approved & recorded
100% Infrastructure Completed, this may exclude final layer of asphalt and sidewalks
Inspection, requested in writing
Failed
90-days to make all corrections per punch list
Passed
Items Must be provided to move forward:
• Sidewalk Performance Bond at 150% total cost for sidewalk construction
• Asphalt Performance Bond at 150% total cost for final layer of asphalt and installation
• Maintenance Bond at 25% the total development construction cost (to include sidewalks and all lifts of asphalt)
• Road Maintenance Acceptance Application completed and submitted
Performance Bond: Include but not limited to all site grading, ponds, drainage structures and piping, road base and all asphalt lifts, curb & gutter (sidewalk performance separate) and labor
Maintenance Bond: Include nut not limited to all items mentioned above plus sidewalks and all labor
75% Lots Built-Out
Final life of asphalt installed
Inspection, requested in writing
Passed
Failed
90-days to make all corrections per punch list
Items Must be provided to move forward:
• Sidewalk Performance Bond at 150% total cost for sidewalk construction
• Maintenance Bond at 25% the total development construction cost (to include sidewalks and all lifts of asphalt)
• Road Maintenance Acceptance Application goes before County Council's next scheduled meeting to start warranty period
Start of 2-year or more Warranty Period
Inspection, requested in writing with Road Maintenance Acceptance Application being signed and dated
Failed
90-days to make all corrections per punch list
Passed
Release of Liability and Maintenance Bonds
Items Must be provided to move forward:
• Operating and Maintenance Agreement, recorded in ROD Office
• Pond Maintenance Agreement, recorded in ROD Office
• As-Built for the development to include and not be limited to roads, drainage, encroachments into right-of-ways and easements
• As-Built Certificate
• Close out Application
• Transfer of Ownership Form (if being transferred)
• SCDHEC NOT information/forms/approval