



BERKELEY COUNTY ENGINEERING AND BUILDING INSPECTIONS

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Memorandum
22 April, 2019

From: BC Engineering
RE: Bond Calculations; to streamline and provide efficient surety management.

The new bonding form is based on acreage of DISTURBED ground and on the CENTERLINE of the street serving a specific type of development. There is a separate worksheet for site/commercial development almost totally based on earth disturbed. Stormwater and MS4 BMPs are determined on their own table. The bulk item worksheet has one distinct advantage in that it can merge the grading with the final plat as the project moves to the recordation stage.

The grading bond can slide to a new phase by having some acreage stabilized for release and reapplying or adding to the next acreage of disturbance. The net area of disturbance would be the combination of the first and second phase cited on the surety. Minimum held on first area worked will be either 15% or 1-acre, whichever is the greater amount, and will remain with the front phase/section until 100% completed.

Release/Reduction (new checklist to be issued w/ bond worksheet)
Provide

- a supplemental plat of the street and area being declared complete with the street sections highlighted:
 - Storm sewer Plan & Profile
 - Road Plan & Profile
 - As may apply to utilities and required structures.
- Letters from BC PSSD and/or PSWD (City or State in some cases)
- Grading
 - Street Base Compaction testing notation/certification. (may be by 3rd party)
 - **Certifications** on the SWM/BMP embankment compaction (> 3' ponded water Class B/C, > 6' class A).
 - Basin-Pond volume and **analysis** (if volume is less than design and/or controls are not substantially per design)
 - >75% stabilized (vegetative cover)
 - E&S approved to be removed by County or MS4 inspector

Bond items that can be held:

- Surface Course Asphalt
- Sidewalks
- E&S (per acre /Min. 1-ac)
- As conditions may apply (i.e. asphalt plant is down) or as requested and determined by Engineering to be bondable.
- Property corners to be set.
- On lot BMPs
- HOA **acceptance** of SWM, Common area, etc. (p/o 15% hold)
- Site restoration; stockpiles and marshaling yards restored to hazardless and aesthetically stabilized. Also p/o the 15% hold.

If the value of all remaining items is less than the 15% hold- just the 15% will be retained.

Extension(s) may be granted by Planning Commission; time as requested but not more than 12 months.