



Planning & Zoning Department

Final Plat Requirements From the Land Development Regulations of the Town of Moncks Corner

Requirements

1. **Water/Sewer Performance Bond** – Bond equal to 150% of the estimated cost of water and sewer facilities in favor of the Town of Moncks Corner Commission of Public Works or Berkeley County.
2. **Streets, Stormwater/Drainage, Sidewalk and Landscaping Bond** – Bond equal to 150% of the estimated cost of said facilities in favor of Berkeley County.
3. **Final Plat Drawing featuring the details described below, as well as the following certifications:**
 - a. Formal offer of dedication for streets, sidewalks, easements, parks, and utilities
 - b. Certificate of Accuracy from surveyor
4. **If the Final Plat is NOT bonded, the following are required**
 - a. As built drawings of the sanitary sewer
 - b. As built drawings of the stormwater system
 - c. As built drawings of the water system
 - d. Certificate attesting construction per the plan, signed by registered engineer

§ 3-2 PROCEDURES

c. Final Plat

1. **Application Procedure and Requirements.** Following the approval of the Preliminary Plat and completion of all required improvements, if the improvements are not going to be bonded, the applicant shall file with the Administrative Official an application for final approval of a subdivision plat. The application shall:
 - (a) Be made on forms available at the Office of the Administrative Official.
 - (b) Be accompanied by a minimum of seven (7) prints and one reproducible copy of the Final Plat, and
 - (1) As-built drawing of sanitary sewers (if applicable) with grade, pipe sizes, and points of discharge.
 - (2) As-built drawing of storm sewer system with grade, pipe sizes, and location of outlets.

- (3) As-built drawing of water system with pipe sizes and location of hydrants and valves.
- (c) Comply in all respects with the Preliminary Plat as approved.
- (d) Be accompanied by all formal irrevocable offers of dedication to the public of all streets, local government uses, utilities, park, and easements, in a form approved by the local government attorney, and the Final Plat shall be marked with a notation indicating the formal offers of dedication as follows:

The owner hereby irrevocably offers for dedication to the appropriate local government all streets, local government uses, easements, and parks, and to the public entity the required utilities shown in the subdivision plat and construction plans in accordance with an irrevocable offer of dedication dated _____ and recorded in the Registrar of Deeds' Office.

By _____ Date _____
 (Owner or Representative)

The applicant shall deliver a warranty deed to the appropriate public body for easements and lands in proper form for recording.

- (e) Be accompanied by the performance bond, if required, in favor of the Commission of Public Works or County for water and sewer facilities, and in favor of Berkeley County for streets and drainage, in a form satisfactory to the attorney for the public body and in the amount required which shall be not less than 150% of the estimated cost. It shall include a provision for compliance with all the terms of the resolution of Final Plat approval and shall include, but not be limited to, the performance of all required subdivision and off-site improvements, and that all improvements and land included in the irrevocable offer of dedication shall be dedicated to the public free and clear of all liens and encumbrances.
- (f) Be accompanied by the following certificate signed by a registered South Carolina Engineer covering all required improvements that are not bonded:

I hereby certify that the streets, drainage system, sewer system, and water system in _____ Subdivision as shown on the Record Drawings dated _____, prepared by _____ have been installed in accordance with the Preliminary Plat and Construction Plans approved by Berkeley County, the Berkeley County Water and Sanitation, and the Town of Moncks Corner on _____ [date]

SEAL

 Registered Engineer

- (g) Bonds for sidewalks, roads, and landscaping shall be provided at 150% of cost.

§ 4-4 FINAL PLAT

The Final Plat shall be prepared by a South Carolina Registered Land Surveyor.

- a. **Scale** - The Final Plat shall be drawn to a scale of not less than one (1) inch equals one hundred (100) feet.
- b. **Information** - All revision dates must be shown as well as the following:

1. **Owner** - Name of owner of record.
 2. **Caption** - Name of subdivision, date, north point, and graphic scale. The north point shall be identified as magnetic, true or grid north.
 3. **Surveyor** - Name, registration number, and seal of registered surveyor and/or civil engineer.
 4. **Location** - Name of municipality and county in which the subdivision is located and location map.
 5. **Streets** - Sufficient data to determine readily and reproduce accurately on the ground the location, bearing, and length of every street centerline, lot line, easement, and boundary 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. All areas subject to inundation by a 100 year flood shall be shown.
 6. **Adjacent owners** - 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 any boundary line of the tract being subdivided.
 7. **Boundaries** - Exact boundaries of the tract of land being subdivided shown with bearing and distances.
 8. **Streets** - Streets, alleys, rights-of-way, percent of grades, and street names.
 9. **Easements** - Right-of-way or easement locations, widths and purposes.
 10. **Lot lines** - Lot lines, minimum building setback lines, and lot and block numbers. Minimum setback lines shall not be less than those required by the Zoning Ordinance.
 11. **Public sites** - Parks, school sites, or other public open spaces, if any.
 12. **Dimensions** - All dimensions shall be to the nearest one-tenth (0.1) of a foot and angles to the nearest minute or as required by "Minimum Standards for the Practice of Land Surveying in South Carolina," whichever is stricter.
 13. **Monuments** - Accurate description of the location of all monuments and markers.
 14. **Proposed use** - The proposed use of all parcels. If the proposed use of all parcels is the same, this can be noted on the final plat. Proposed use of the parcels shall not conflict with the uses permitted by the Zoning Ordinance.
- c. **Certification** - The following signed certificates shall appear on the Final Plat that is submitted by the subdivider for approval:

1. **Certificate of Accuracy** -

I hereby certify that the plan shown and described hereon is true, correct, and accurate survey required by the Land Development Regulations of the Town of Moncks Corner and that the monuments shown were placed to the specifications set forth in said regulations.

Date

SEAL

Registered Land Surveyor or Engineer

S. C Registration Number _____

2. Certification of Ownership and Dedication –

It is hereby certified that I am (we are) the owner(s) of the property shown and described hereon and that I (we) here by dedicate all streets, alleys, walks, parks, and other sites to public or private use as noted in perpetuity.

Date *Owner*

3. Information to Accompany Final Plat Without Bond -

- (a) As built drawings of sanitary sewer system with grade, pipe sizes, points of discharge, and pipe invert elevation.
- (b) As built drawings of storm-water sewer system with grade, pipe size and location of outlets, and pipe invert elevations.
- (c) As built drawings of water system with pipe sizes and location of hydrants and valves.
- (d) The following signed certificate:

I hereby certify that the streets, drainage system, sewer system and water system in _____ subdivision as shown on the Plat dated _____, prepared by _____ has been substantially installed in accordance with the Preliminary Plat (construction drawings) approved _____, with no material deviations.

Date *Registered Engineer*

SEAL *S.C. Registration Number*_____