

ARTICLE XVI SUBDIVISION DEVELOPMENT

16.0 The division of land into 4 or more lots that will require the construction or extension of public streets, water or sanitary sewerage (other than the direct connection of buildings to existing facilities) shall be conducted as follows:

- A. Project Approval is granted by the Planning Director and all applicable Town departments upon review and approval of a Preliminary Subdivision Plat.
 1. Administrative Approval of a Final Subdivision Plat by the Planning Director as well as any other applicable Town, county, or state department will authorize recordation of the plat with the Clerk of Superior Court.
 2. After recordation of the Final Plat, the lots may be sold and building permits on the lots may be obtained.
 3. Private Subdivisions: The procedures for approval of private subdivisions are the same as those for subdivisions with public improvements.
 4. Fee simple developments and Non-residential projects are approved for development in accordance with the procedures described in Section.
 5. All P.U.D. zoned developments established prior to the adoption of this ordinance shall have final plat be reviewed by the Town Council.

16.1 SUITABILITY OF THE LAND

Land physically unsuitable for subdivision or development because of flooding, poor drainage, steep slopes, rock formations or other such features that may endanger health, life or property, aggravate erosion, increase flood hazard, or necessitate excessive expenditures of public funds for supply and maintenance of services shall not be approved for subdivision or development unless adequate methods are formulated by the developer for solving the problems. Such land shall be set aside for such uses as shall not involve such a danger.

16.2 CONFORMANCE TO THE COMPREHENSIVE PLAN

- A. All proposed subdivisions shall conform to the Comprehensive Plan and development policies in effect at the time of submission to the Town.
- B. All highways, streets and other features of the Comprehensive Plan shall be platted by the developer in the location and to the dimension indicated on the Comprehensive Plan.
- C. In subdivisions or developments related to or affecting any State or US numbered highway, the Town Engineer shall require the approval of the Georgia Department of Transportation and applicable county Public Works Department.

16.3 LOT DESIGN AND CONFIGURATION

- A. Lots shall have a minimum frontage of 40 ft., measured as the chord distance along the right-of-way. Minimum lot widths shall be created and maintained to create a buildable area within the lot and the lot setback requirements
- B. Lot design shall maintain a perpendicular or radial distance from the right-of-way as much as possible.
- C. Landlocked lots are prohibited except where created by judicial decree.
- D. Flag lots are allowed where the use of perpendicular or radial lot design cannot accommodate the proposed lot.

16.4 RESIDENTIAL TREE PLANTING REQUIREMENTS

For the purpose of creating and for providing shade, cooling, habitat, and livable communities, tree planting shall be required for all new residential developments.

- A. Two large species trees shall be planted on each lot intended for residential development and occupation unless there are two trees maintained on the lot that would otherwise meet this intent.
- B. Trees shall be planted prior to the issuance of an occupancy permit.
- C. Planting during dry months may be suspended provided that the builder or developer properly bond the planting until more appropriate months.
- D. A 25 foot buffer shall be established along all lots adjoining external rights-of-way. Said buffer shall be planted as required in Article X.

16.5 PRELIMINARY PLAT APPROVAL

The Planning Director, Town Engineer and all applicable Town, county, and state agencies shall also review and approve all development plans prior to the issuance of a development permit and prior to the initiation of any land disturbing or construction activities. All P.U.D. zoned developments and developments of significant interest shall have preliminary plat be reviewed by the Town Council at the discretion of the Planning Director.

16.6 GENERAL STANDARDS

- A. The proposed name of the development and proposed street names shall not duplicate or too closely approximate, phonetically, the name of any other development or street in the city or county. If shown to the contrary, the Planning Director may refuse to accept such development or street names. The development may use letter designations in place of proposed street names at the option of the applicant.
- B. The preliminary plat shall be prepared on a boundary survey of the entire tract to be subdivided or developed showing the location of the boundaries and dimensions of the tract to be developed.
- C. The preliminary subdivision plat shall be clearly and legibly drawn at a scale of 100 feet or less to 1 inch. The recommended maximum dimensions of the sheet size is 36 inches by 48 inches and the minimum dimensions of 17 inches by 22 inches; however, the Planning Director may approve other sheet sizes and scales as appropriate.
- D. For property of over 100 acres, a smaller scale may be used where, in the judgment of the Planning Director, presentation of detailed data is not necessary to evaluate the entire project. It is the intent of this provision that in all cases sufficient information shall be provided for an adequate evaluation of the public and private improvements.

16.7 PRELIMINARY PLAT REQUIREMENTS

- A. Proposed name of development. If the proposed development is a private subdivision, "Private Subdivision" shall be included in the title.
- B. Name and address of the property owner and developer.
- C. Name, address, and telephone number of the applicant.
- D. Date of survey, north point and graphic scale, source of datum, date of plan drawing, and revision dates, as appropriate.
- E. Proposed use of the property.
- F. Location (Land District and Land Lot) and size of the property in acres (or in square feet if less than an acre).

- G. Location sketch of the property in relation to the surrounding area with regard to well known landmarks such as arterial streets, railroads or others. Sketches may be drawn in freehand and at a scale sufficient to show clearly the information required, but not less than 1 inch equal to 2,000 feet. US. Geological Survey maps may be used as a reference guide for the location sketch.
- H. Name and boundary of former approved subdivision if any or all of the land in the preliminary subdivision plat or site plan has been previously subdivided, showing boundaries of the lots to be re-subdivided.
- I. Zoning district classification of the subject property and all adjacent properties, and zoning district boundaries as appropriate.
- J. Delineation of required buffers, landscape areas, tree protection areas, and river corridor buffers, as applicable.
- K. Rezoning or conditional use application number, date of approval, and conditions of approval, as applicable. Variances obtained on the property by application number, date of approval, and conditions of approval, as applicable.
- L. Recorded deed names of adjoining property owners or subdivisions.
- M. Natural features within, affecting or affected by the property, including wetlands, drainage channels, bodies of water, wooded areas and other significant natural features such as rock outcroppings. On all water courses entering or leaving the property, the direction of flow shall be indicated. The 100-year flood plain and wetlands, if any, shall be outlined. The location of the site within a protected groundwater recharge area shall be noted if applicable.
- N. Man-made features within and adjacent to the property, including street right-of-way and pavement widths, names of existing streets, all easements, city and county political boundary lines, and other significant information such as location and dimensions of bridges, utility lines, existing buildings to remain, and other features o. The proposed project layout including:
 - 1. For subdivisions, lot lines and street right-of-way lines, with proposed street names or letter designations and right-of way widths, along with the front building setback line and the dimension of its length on each lot (i.e., the lot width).
 - 2. For multi-family and nonresidential development site plans, the outline and location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, buffers, parking areas, driveways, curb cuts, and designated fire lanes.
- O. The proposed phasing of the development if it is proposed to be built in sections.
- P. A statement as to the source of domestic water supply.
- Q. A statement as to the provision for sanitary sewage disposal. For those properties that will not be served by a public sanitary sewerage system, written approval by the applicable County Department of Environmental Health shall be submitted.
- R. The approximate location of proposed storm water detention facilities. See Article XIII for additional requirements.
- S. Such additional information as may be reasonably required to permit an adequate evaluation of the development activity proposed in the application.

16.8 DEVELOPMENT PLAN REQUIREMENTS

- A. Persons seeking to undertake development activity shall not commence or proceed until development plans are approved and a Development Permit is issued by the Planning Director after all other departmental and agency approvals.
- B. The development plans for a project shall conform in all respects with the requirements of this Development Code, and shall contain each of the plans in this Section as appropriate to the project, including:

1. Erosion and Sediment Control Plan
 2. Grading Plan
 3. Stormwater Management Plan
 4. Street Improvement Plan
 5. Buffer Plan
 6. Water and Sewer Plan
 7. Street Lighting Plan
- C. Street Improvement Plan shall be prepared under the supervision of a professional engineer and shall bear his/her stamp:
1. Center line profiles and typical street sections of all proposed streets shall be required. Profiles shall be drawn on standard plan and profile sheet with plan section showing street layout, pavement and right-of-way width, curvature, and required drainage facilities. Typical street sections shall be provided for street widenings.
 2. Where sanitary sewer or storm water sewers are to be installed within a street, the grade, size, location and bedding class of pipe, and the location and invert elevation of manholes shall be indicated on the road profile.
 3. Center line profiles covering streets that are extensions of existing streets shall include elevations at 50 foot intervals for such distance as may be adequate to provide continuity consistent with the standards required by this Development Code for street improvements, but no less than 200 feet.
 4. All plan elevations shall be coordinated and sited into U.S. Coast and Geodetic Survey or Georgia Department of Transportation bench marks where feasible or into reference monuments established by the Federal Emergency Management Agency.
 5. A street striping plan, showing striping in accordance with the *Manual on Uniform Traffic Control Devices*, latest edition as published by the Federal Highway Administration, shall be prepared for any street newly constructed or widened to 4 or more lanes.
- D. Public Utility Plan.
1. Sewage Disposal Plan: If connection to a public system is proposed, sewage disposal plans are to include:
 - a. Sanitary sewerage plans, including profiles of all mains and outfalls, lift station and force main details, typical manhole construction details, and other information as may be required by the Town Engineer.
 - b. For projects approved by the Town Council to be served by on-site sewage disposal systems, location of septic tank, extent of drain field and attendant structures, location and results of percolation tests or soil data test locations, and other information shall be shown as required by the applicable County Department of Environmental Health.
 2. Domestic Water Supply Plan: For projects to be served by public water, the domestic water supply plan shall depict all water system improvements, water mains, fire hydrants, valves and other appurtenances, and other information as may be required by the Town Engineer.

16.9 EVIDENCE OF PROJECT APPROVAL

Each preliminary subdivision plat shall carry the following certificates printed or stamped on the plat.

- A. Signed approval from the applicable County Environmental Health Department (if septic tanks will be allowed by the Governing Body).
- B. Certificate of Project Approval, to read as follows:

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Town of Braselton Land Development Code relative to the project approval having been fulfilled, approval is hereby granted by the Town Engineer, subject to further compliance with all provisions of said Development Code.

Town Engineer (or designee)

Date _____

This Certificate of Project Approval shall expire 12 months from the date of approval if a development permit has not been issued or a development permit has been issued but development activity has not been commenced.

- C. Signature of Owner and Developer of the Development.
- D. Signature of the Planning Director with the following notation:

CERTIFICATE OF PLANNING APPROVAL

All applicable Planning and Zoning requirements of the Town of Braselton Land Development Code relative to the project approval have been fulfilled, approval is hereby granted by the Planning Director.

16.10 ISSUANCE OF DEVELOPMENT PERMIT

- A. Upon approval of a Preliminary Plat, Site Plan and Development Plans, the Planning Director and Town Engineer shall issue a Development Permit authorizing development activities to begin based on the approved documents. A Development Permit is an official authorization issued by the Department permitting clearing, grubbing, grading, or construction of storm drainage facilities, utilities, access drives, streets, parking or other improvements exclusive of buildings. A permit authorizing clearing, grubbing, and grading may be issued by the Planning Director prior to the issuance of a Development Permit based on approval of a grading plan, soil erosion and sedimentation control plan, and hydrology study by the applicable Soil and Water Conservation District. (amended 11/04)
- B. Development permits for subdivisions shall expire if the development activity described in the permit is not begun within 12 months of the date of issuance. Renewal of the permit after expiration shall be in accordance with the requirements of this Development Code.
- C. Model home construction may be allowed prior to final plat approval with the following requirements:
 - 1. Access to the home(s) shall be adequate to accommodate the general public and emergency service vehicles.
 - 2. All storm water, roads, and improvements have been installed and inspected.
 - 2. Addresses have been issued by the appropriate agency/county.
 - 3. A final certificate of occupancy shall not be issued until final plat is approved and recorded.

16.11 FINAL SUBDIVISION PLAT APPROVAL

- A. Prior to submission of an application for final subdivision plat approval, either:
 - 1. For minor subdivisions, the Town Engineer shall have certified that all lots are adequately served by existing streets and public utilities; or,
 - 2. All public improvements shall have been properly installed and completed in accordance with all requirements and standards of this Development Code.
 - 3. Prior to submission, the applicant shall provide to the Planning Director and all other applicable departments and agencies:
 - a. As-built surveys for all public improvements as required by this Article if the installation of said improvements varies from the approved development plan.
 - b. A maintenance bond providing adequate surety for the maintenance of all public improvements required by this Development Code in the subdivision for a period of at least 18 months following the date of final acceptance of said improvements or until 75% of the construction of the units in the development are complete, whichever occurs later. (amended 6-04)
- B. Application for a final subdivision plat approval shall be made to the Planning Director. The application shall include:
 - 1. A properly completed application form, as furnished by the Planning Department, requesting final subdivision plat review.
 - 2. A number of prints of the final subdivision plat drawing to be determined by the Planning Director prepared in conformance with the specifications in this Section.
 - 3. Payment of all applicable final subdivision plat application and review fees, as established by the Town Council from time to time.
- C. The Planning Director, Town Engineer and all other applicable departments and agencies shall review the application for completeness. Incomplete applications will be returned to the applicant.
- D. Following receipt of the application, the Town Engineer shall inspect the development and indicate on the drawing or in writing all comments related to compliance with this Development Code. The Planning Director shall inspect the final plat for all zoning requirements. The Town Engineer and Planning Director shall have authority to determine the applicability of any provisions of this Development Code to the final plat.
- E. The owner shall be responsible for compliance with all codes, regulations and zoning requirements, and for the satisfaction of all the noted and written comments by all applicable departments and agencies. Resubmission of all revised drawings shall be made to the applicable departments and agencies.
- F. When all of the requirements of this Development Code, and any conditions of zoning approval, have been met, the Public Utilities and Planning Director shall certify approval with signature and date on the plat.
- G. CERTIFICATE OF FINAL PLAT APPROVAL stamped or printed on a reproducible copy of the final subdivision plat. The applicant with the Planning Director and Public Utilities Director approval shall then record the plat, with the Clerk of Superior Court. An executed original of the approved drawing shall be transmitted to the applicant. .

16.12 GENERAL STANDARDS

- A. The final subdivision plat shall be drawn on an appropriate material and sheet size, and using minimum line weights and letter heights as required by Georgia law for the recordation of maps and plats (O.C.G.A. § 15- 6-67, as amended), and as acceptable to the Clerk of Superior Court.
- B. The final subdivision plat shall substantially conform to the preliminary subdivision plat and may constitute only that portion of the approved preliminary subdivision plat that the owner proposes to record at any one time, provided that such portion conforms to the requirements of this Development Code.

16.13 FINAL PLAT REQUIREMENTS

The final subdivision plat shall contain the following information:

- A. All data required by Georgia law pertaining to the recordation of maps and plats (O.C.G.A. § 15-6-67, as amended).
- B. Name of the subdivision. If the development is a private subdivision, "Private Subdivision" shall be included in the title.
- C. Street names including both the name and the suffix such as "Street", "Avenue", etc.
- D. Name of the former subdivision if any or all of the property has been previously subdivided.
- E. Location sketch.
- F. Lot lines with dimensions to the 1/100 (0.01) foot, necessary internal angles, arcs, and chords and tangent or radii of rounded corners.
- F. Building front setback lines with dimensions as to length across each lot and distance from the street right-of-way.
- G. Lots or sites numbered in numerical order and blocks lettered alphabetically.
- H. Location, dimensions and purpose of all easements, including drainage or slope easements, if required, and any areas to be reserved, donated, or dedicated to public use.
- I. A listing of the private covenants recorded with each lot or a statement of the location of such covenants, if applicable.
- J. The extent of any area of special flood hazard, as defined in this Development Code.
- K. The street address number of each lot, as assigned by the local government.
- L. All maps or plats shall show the width and the former widths, if pertinent, of all rights-of-way adjacent to or crossing the property or adjacent to any point of reference.
- M. Curve data shall be required for all curves of greater than ten degrees on new roads. Pertinent data including radius, central angle, and tangent distance must be given for regular curves. Chord distances and directions shall be given for irregular curves on preexisting roads.
- N. All land lot lines, land district lines, land section lines, and city and county boundaries intersecting or adjacent to the surveyed property shall be indicated by lines drawn upon the plat with appropriate words and figures.
- O. Plats shall show the state plane coordinates of at least two permanent monuments thereon, when a United States Coastal and Geodetic Survey monument is within 500 feet of any point on the property platted, or any point of reference shown thereon.
- P. A statement of how all tree plantings shall take place during the construction of individual houses.

16.14 PRIVATE SUBDIVISION REQUIREMENTS

In addition to all other requirements of this Section, private subdivisions shall comply with the following:

- A. As part of any final subdivision plat submission, the following documents must be filed for approval with the Planning Department as a part of the development plan:
 - 1. The form of all agreements between the developer and property owners relative to development standards and property ownership and common area ownership and maintenance with a written statement by the Town Council or County Attorney that this document has been reviewed by that office.
 - 2. The form of all agreements between and among individual property owners relative to the ownership and maintenance of privately owned properties and common areas with a written statement by the Town or County Attorney that this document has been reviewed by that office.
 - 3. Certification by the Town Engineer that all improvements have been installed in accordance with the requirements of this Code.
- B. The following language shall appear on the plats, deeds and covenants to be recorded which concern the subdivision: "Required notice to all subsequent property owners: The grantee herein recognizes that any and all means of ingress and egress to the property conveyed hereby, and any water or sewer utilities servicing the property which are provided by the grantor or his successors or assigns are considered to be private facilities not maintainable by any local government. Therefore, the property owner hereby agrees that he or she will be responsible for his or her share of the upkeep and maintenance of said private facilities, holding the Town of Braselton completely harmless of any necessity for such upkeep and maintenance." A copy of the covenants as recorded must be provided to the Building Inspections Department prior to issuance of any building permits.

16.15 SURVEYOR AND OWNER CERTIFICATES (amended 9-06)

Each Final Subdivision Plat shall carry the following certificates printed or stamped on the plat and signed and dated in black ink.

- A. Surveyor's Certificate, to read and be completed as follows:

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision and that all monuments shown thereon actually exist.

The field data upon which this plat is based has a closure precision of one foot in _____ feet, and an angular error of _____ per angle point, and was adjusted using _____ rule.

This plat has been calculated for closure and is found to be accurate within one foot in _____ feet.

By (name): _____

Registered Georgia Land Surveyor No. _____

Address: _____

Telephone Number: _____

Date: _____

- B. Surveyor's Seal. The original final subdivision plat drawing shall bear the original signature, in black ink, of the registered land surveyor placed across the surveyor's seal in order to be valid and recordable.

- C. Owner's Certificate, to read and be completed as follows, and signed in black ink on the original drawing:

OWNER'S CERTIFICATE

State of Georgia

County of _____

The undersigned certifies that he or she is the owner of the land shown on this plat and that the plat and the public improvements contained therein or associated therewith meet all applicable requirements and standards of the Town of Braselton.

The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the Town forever all areas shown or indicated on this plat as street rights-of-way and water and sewerage system improvements and easements as depicted on the as-built surveys for this subdivision, approved on ____(date)___ .

Owner's name: _____

Owner's address: _____

_____ Date _____

(Owner's signature)

16.16 HEALTH DEPARTMENT CERTIFICATION AND PUBLIC UTILITY DEDICATION

- A. For lots not served by public sewer, certification by the applicable County department must be provided stating that the sewerage systems installed or proposed to be installed fully meets the requirements of the department's regulations. The applicable department or agency certification statement shall include written notice that each lot not on public sewer must have a septic tank permit prior to the start of construction. For developments with public sewerage and public water systems this certification may be omitted approval by the Town Engineer shall be necessary with a statement that public utilities are available to the development.

- B. Public Utility Dedication shall read as follows: (amended 6-04)

"Sanitary sewer piping, water system piping and appurtenances thereof, along with water and sewer easements shall be dedicated to the Town of Braselton after the date of acceptance by the Town of Braselton within a 18 month warranty by the developer for materials and installation defects or until 75% of the units within the development are constructed from the date of this approval, whichever occurs later."

16.17 CERTIFICATE OF FINAL SUBDIVISION PLAT APPROVAL (amended 9-06)

The following shall be stamped or printed on the final subdivision plat for execution upon its approval by the Planning Commission. (amended 6-04)

CERTIFICATE OF FINAL PLAT APPROVAL

All applicable zoning and subdivision requirements of the Town of Braselton having been fulfilled by this plat, the Town of Braselton Planning Director hereby approves this plat for recordation by the Clerk of Superior Court.

_____ Date _____

(Signature of Planning Director or Designee)

CERTIFICATE OF PUBLIC UTILITIES APPROVAL

All applicable requirements and standards of the Town of Braselton for water, sewer, stormwater, and streets having been represented as being fulfilled by this plat and the related as-built surveys approved on _____ (date) _____, the Town of Braselton Public Utilities Director hereby recognizes the owner's offer of dedication of street rights-of way, water improvements and easements, and sewerage improvements and easements shown thereon and on said as-built surveys on behalf of the Town, subject to maintenance and guarantee by the owner for at least 18 months or until 75% of the units within the development are constructed from the date of this approval, whichever occurs later.

Date _____
(Signature of Public Utilities Director or Designee)

*The type of improvements and infrastructure to be dedicated to the Town may differ from project to project. The language of the Certificate of Public Utilities Approval, Owner's Certificate, and the Public Utility Dedication note can be amended, as deemed necessary, for specific projects and plats to reflect this variation.

16.18 PRIVATE SUBDIVISIONS

Private subdivisions shall meet all requirements and standards that apply to public subdivisions.

16.19 SURVEY MONUMENTS (amended 12-05)

The Town has installed permanent concrete/brass survey monuments in four (4) locations around the Town. These survey monuments shall be used by the engineer and/or land surveyor during the design and surveying of any new or existing development located in the water and sewer service area of the Town. All new survey control point/monuments shall be set to an elevation relative to these monuments. All surveys for new developments shall be based on the Town's existing control monuments. Information on the control monument locations can be obtained from the Town website or Town Hall.

Concrete monuments with aluminum or brass marking shall be placed at all corners of the exterior boundaries of the subdivision being developed and shall be set flush or up to 6 inches above finished grade. Existing permanent monuments, which in the professional opinion of a registered land surveyor, or engineer are of sufficiently durable construction may be maintained in lieu of a new concrete monument as described above. All other street or lot corners or angle points and points of a curve in each street shall be marked with an iron pipe or surveyor's marker at least 24 inches long and driven no less than 1 inch or up to 6 inches above the finished grade. All such monuments shall be properly set in the ground and shall be approved by a registered land surveyor prior to the time of final plat approval by the Planning Director.

16.20 STREETS

- A. A publicly approved street meeting the requirements of this Article shall serve every development and every lot within a subdivision.
- B. Every subdivision shall have access to the public street system via a paved roadway. Subdivision projects containing more than 200 lots must have at least two points of access.

- C. When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged and designed so as to allow for the opening of future streets and to provide access to those areas not presently served by streets.
- D. No subdivision or development shall be designed in a way that would completely eliminate street access to adjoining parcels of land.
- E. Where, in the opinion of the Town Engineer or Planning Director, it is necessary to provide for street access to adjoining property, proposed streets shall be extended by dedication of right-of-way to the boundary of such property through the development.
- F. Where an arterial street adjoins or is included in a residential subdivision, the responsible engineer may limit access to the arterial street. Lots that abut the arterial shall be provided with another means of access, such as
 - 1. platting reverse frontage lots,
 - 2. platting a separate street parallel to the arterial, or
 - 3. platting a loop street or cul-de-sac.

16.21 GUARANTEE IN LIEU OF COMPLETED IMPROVEMENTS

No final subdivision plat shall be approved by the Planning Director or accepted for recordation by the Clerk of Superior Court until one of the following conditions has been met:

- A. All required improvements have been constructed or funded in a satisfactory manner and approved by the Town Engineer, or
- B. Upon approval by the Mayor and Council, the owner has bonded or provided a letter of credit from a bank in good standing to an amount of 110% of the estimated cost of installation of the required improvements, and has approved an executed contract for installation of the improvements by a qualified contractor. The executed contract shall call for completion of the improvements at least 1 year after approval of the Final Plat or until at least 75% of the units within the development have been issued certificates of occupancy.
- C. The top-coat of asphalt may be withheld from application, upon approval by the Town Engineer, until the bonding time is complete and application for bond release is made. At such time, the developer shall apply the top-coat provided that the requirements of this code are met.

16.22 ACCEPTANCE OF PUBLIC IMPROVEMENTS

- A. If construction of any required public improvements was deferred at the time of final plat approval, said work must be completed during the maintenance period for the subdivision.
- B. Prior to end of the maintenance period, a final acceptance inspection of the public improvements shall be conducted by the Town.
- C. The owner must correct all defects or deficiencies in materials or workmanship and make such repairs as necessary to approximate the as-built condition of the improvements.
- D. Upon certification by the Town Engineer that the public improvements depicted on the as-built surveys are in conformance with the specifications of this Development Code and are in good repair, the Town Council shall accept the public improvements into perpetual maintenance.