

## ARTICLE V

### CONSTRUCTION AND ACCEPTANCE PROCEDURES

#### **Section 9-3040 Construction procedure**

- (a) No construction or installation of improvements shall commence in a subdivision until the preliminary plan has been approved by the Erwin Town.
- (b) Inspection. The subdivider, prior to starting any work within the subdivision, shall make arrangements with Town manager and Subdivision Administrator to provide for adequate inspection. Completed work must be approved before release of the guarantee.
- (c) Access. The Town Manager and Subdivision Administrator shall have access to premises and structures during reasonable hours to make inspections which insure compliance with this chapter.

#### **9-3041 Final inspection**

Upon completion of all improvements including roads, grading, culverts, seedings, mulching, monumentation, street name signs and other items, the developer shall notify the Town Manager or Subdivision Administrator, by letter, that all of the improvements have been completed. The Town Manager or Subdivision Administrator as well as the Town engineer shall then inspect the site and either recommend acceptance of the project to the Erwin Town Board, or provide the developers a list of defects to be corrected prior to this recommendation.

#### **9-3042 "As built" drawings**

At the completion of the construction and before acceptance, the subdivider's engineer shall deliver to the Subdivision Administrator one (1) set of linen or mylar tracing for permanent record, showing the locations, sizes, and elevations of all improvements as constructed.

#### **9-3043 Defects guarantee**

The Town shall require a guarantee on utility taps, ramps, streets, pavement, drainage facilities, water and sewer lines, and other improvements against defects for one (1) year from the date of acceptance of construction and/or installation, The amount shall be in the amount determined by the Town Manager in consultation with the developer's engineers and/or surveyors. One of the guarantees listed under section 9-3033.2 herein shall be used. The defects guarantee shall, however, be satisfied if the subdivider presents a contract or other forms of written evidence that the contractor building the required improvements guarantees those improvements to the Town or a period of one (1) year from the date of acceptance by the Town.

#### **9-3044 Acceptance**

Acceptance is not final until such a motion has been passed by the Board of Commissioners.