

SECTION 11: Post-Construction Requirements

11.01 All deeds covering land to be used for public purposes, easements, and right-of-ways over property to remain in private ownership, and rights of drainage across private property shall be submitted in a form satisfactory to the Town Attorney.

11.02 Two (2) sets of record construction drawings, including plan and profile, of all infrastructure improvements, together with all information in a digital format compatible with the Town of Durham's computer system, shall be submitted to the Director of Planning and Community Development. The drawings should be at a horizontal scale of 1" to 20' and a profile vertical scale of 1" to 4', shall be signed and sealed by the professional surveyor or engineer who prepared the plans, and shall include, but not be limited to:

- A. Underground Utilities (sewer lines, storm drains, water lines, electrical, phone, cable, natural gas lines, etc.).
- B. Drainage ways, ditching, impoundments, swales, etc.
- C. Road construction.

11.03 Prior to the issuance of a Certificate of Occupancy for a building or structure on any lot within a subdivision, three (3) copies of a certified plot plan shall be filed with the Zoning Administrator. The plot plan shall be prepared by a professional surveyor, engineer, or architect and shall be signed and sealed by the professional(s) preparing the plan. The plot plan shall show the post development conditions of the lot including, but not limited to, the following information:

- A. The actual lot layout, dimensions, and lot area.
- B. The required setbacks for the zone in which the lot is located and the actual setbacks of the building(s) and structure(s) as constructed.
- C. The actual location of the building(s) on the lot including the building footprint and any appurtenant structures such as decks, porches, basement entry door structures, sidewalks, driveways, and aboveground utility facilities.
- D. The actual location of underground utilities such as septic systems, wells, water, sewer, and gas lines, electric, phone, and cable facilities, and stormwater drainage systems.
- E. The location of any significant natural features on the lot such as wetlands or floodplains, any required setback or buffer from the natural feature, and the actual setback or buffer provided.

11.04 Maintenance Guarantee--a financial surety to guarantee that all site work was properly done shall be posted by the applicant with the Town. Such maintenance guarantee shall be in an amount of two percent (2%) of the estimated project cost and shall remain in force for two (2) years after site improvements are completed. If repairs are needed and are not satisfactorily installed by the developer, then such guarantee shall be used to complete and/or install such improvements.