

Projects Nearing Completion

As the first round of projects near completion under the county's new stormwater management program it is important to ensure certification and recordation requirements are met. For subdivisions the recordation requirements are listed in the ordinance in Section 5.

Section 5

- a) "The developer must disclose which party will be responsible for continued maintenance on the record plat and on the stormwater management plan. The responsibility and agreement for operations and maintenance for the stormwater system is transferred with title, as each property is conveyed."
- b) "Before improvements are accepted for maintenance by the property owners association or lot owner, the developer or the developer's engineer or landscape architect, must certify to the property owners association or lot owner and to the County that improvements are complete and functioning as designed."
- c) "The developer must record, and reference on the record plat, an operations and maintenance plan that instructs the property owners association or lot owner about the annual operations and maintenance tasks for at least a 20-Year period."
- e) "The developer must record, and reference on the record plat, a maintenance agreement, or restrictive covenant that sets forth the property owners association's or lot owner's continuing responsibilities for maintenance, including specifying how cost will be apportioned among lot owners served."
- f) "The maintenance agreement must provide that the association and its individual members are jointly and severably liable for maintenance."
- g) "The developer must record easements for access, maintenance and inspections by any property owners association and by the Buncombe County Government."
- i) "All maintenance documents required by this article must be submitted to the Stormwater Administrator before record plat approval, such documents must be referenced on the record plat, or, in the case of single-lot developments not requiring record plats, documentation must be submitted to the Stormwater Administrator before building permit issuance."

Note" The ordinance also requires a copy of the final plan in a format readable by GIS systems. After consulting our GIS administrator the following are acceptable formats.

-Shape File (.shp, .dbf, .shx, .prj, .sbx)

-.dwg & .dxf (attach datum used, ie..NAD 27 NC state plane feet)

(.pdf files are not acceptable)