

City of Valdosta Land Development Regulations

Article 4 Site Construction Plans and Inspections

Section 302-34 Site Construction Plans

(A) Authority.

- (1) Following approval of the preliminary plat or site development plan, the applicant shall submit an application for approval of site construction plans to the City Engineer for all site development and improvements.
- (2) No permit for development or site construction activity requiring a preliminary plat, site development plan, or construction plans shall be issued prior to approval of site construction plans.

(B) Application.

- (1) The applicant for site construction plan approval shall submit an application, accompanied by the appropriate fees, and the required number of site construction plans and related documentation, including, but not limited to following elements:
 - (a) Stormwater management plan – see Chapter 310.
 - (b) Soil erosion and sedimentation control plan – see Section 306-3
 - (c) Buffer plan and tree protection and replacement plan – see Section 302-63.
 - (d) Grading plan – see Section 302-64.
 - (e) Streets, sidewalks and bicycle improvements plan – see Section 302-65.
- (2) All site construction drawings and other engineering data, except the buffer plan and tree protection and replacement plan, shall be prepared, signed and sealed by a Professional Engineer currently registered in the State of Georgia, in accordance with the provisions of Georgia law.
- (3) Multi-phase developments may submit construction plans in phases, provided they are consistent with the approved concept plan and/or preliminary plat for the entire project.
- (4) After receiving an application for approval of site construction plans, the City Engineer shall determine whether the application is complete or insufficient. If the application is determined to be incomplete or insufficient, the City Engineer shall notify the applicant in writing and shall require that the application for site construction plans approval be resubmitted, along with appropriate resubmission fees, prior to further review.

(C) Review of Construction Plans.

- (1) The City Engineer shall review site construction plans prepared pursuant to this section, with respect to their consistency with the City of Valdosta Comprehensive Plan, the preliminary plat or site development plan and the conformity of the site construction plans with each of the standards and requirements of this section and all other applicable sections of the LDR and the Standards and Specifications. The applicant shall be responsible for compliance with all state and Federal codes and regulations and generally accepted engineering principles and practices.
- (2) Within 20 working days of receipt of the completed application for site construction plans approval, the City Engineer shall prepare a written report documenting approval or disapproval of the site construction plans. This report shall document any conditions of approval, if approved, or reasons for disapproval, if disapproved. If said report is not issued within 20 working days, the site construction plans shall be deemed approved. The applicant shall be responsible for meeting all zoning requirements and comments of the City Engineer.

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- (3) If the site construction plans are disapproved, the applicant shall resubmit revised site construction plans that meet the standards of this Section and other applicable provisions of the LDR and address the reasons for disapproval in a manner that is satisfactory to the City Engineer. If said applicant fails to resubmit revised site construction plans within 180 calendar days after disapproval, the preliminary plat or site development plan shall be void; and a new preliminary plat or site development plan, as applicable, shall be submitted by the applicant, along with appropriate resubmission fees.

Section 302-35 Effect of Site Construction Plan Approval

- (A) Responsibility for Quality and Design. The approval of plans or completion of inspections by the City and authorization for work continuation shall not imply or transfer acceptance of responsibility for the application of the principles of engineering, architecture, landscape architecture or any other profession from the professional corporation or individual who prepared or supervised and signed or sealed the plans.
- (B) Pre-construction Conference. Approval of site construction plans shall entitle the applicant to schedule a pre-construction conference with the City Engineer and to obtain land disturbance permits for construction of site improvements required in this section and other requirements of the LDR. See Section 302-44.

Section 302-36 Initiation of Development Activities

- (A) Issuance of a building permit for any principal building or associated accessory structures shall first require issuance of a land disturbance permit for the building site, unless a land disturbance permit is not required pursuant to Section 306-1.
- (B) Once the affected departments and agencies having jurisdiction have certified compliance, the City Engineer shall certify by signature on the Certificate of Completion or Certificate of Occupancy that all of the requirements of this LDR, the Standards and Specifications, and the conditions of zoning have been met. The Certificate of Completion or Certificate of Occupancy shall not be deemed approved until the City Engineer has signed it.
- (C) The developer shall initiate required erosion control measures as required in Chapter 306 and the approved site construction plans and in sequence with the requirements of Chapter 306 as the project progresses.
- (D) The developer shall install temporary fencing, flags or other appropriate markings to designate areas required to be undisturbed, as conditions of zoning or by requirements of other regulations; including, but not limited to, tree protection, wetlands, riparian buffers and zoning buffers or other natural resource areas identified in the natural resource protection plan, see Section 302-23(C).

Section 302-37 Development Inspections

- (A) Authority. The Community Development Director and City Engineer or their designee have the power to enter property to make inspections of land, land uses, structures, buildings, signs and any construction or land disturbance activity related to the execution of its responsibilities pursuant to the LDR to determine if they conform to the requirements of the LDR, City of Valdosta Code of Ordinances, and the Standards and Specifications.
- (B) Scheduling by Developer or Contractor. The developer or contractor must notify the City Engineer at least 24 hours prior to commencement of each phase or milestone of development activity. The City Engineer shall inspect and approve each phase or milestone prior to continuation of further activity or proceeding with new phases or milestones, specifically:

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- (1) Pre-clearing. Prior to land disturbance, the City Engineer will inspect and approve the areas required to be undisturbed, such as riparian buffers and zoning buffers, to ensure that they are clearly designated by survey stakes, flags, ribbon or other appropriate markings. Pre-clearing inspection shall include phase 1 soil erosion and sedimentation control measures as well as the installation of temporary sanitary services (porta-johns) on the construction site, which are to remain until development completion. Inspection of soil erosion and sedimentation control measures will be conducted on a continuing basis.
 - (2) Clearing and Grubbing.
 - (3) Grading and Drainage. Grading shall be done in accordance with the lines and grades drawn on the approved grading plan. Installation of slope stakes shall be required. Upon completion of roadway grading, the water certificate shall be submitted to the water provider certifying that the centerline of the road and the offset centerline of the water line are within 6 inches of that shown on the approved plans or red-lined plan submittal. Inspection and approval shall be required prior to trenching or continuation with sub-base preparation. Bury inspection shall be conducted prior to burial of any underground drainage structure.
 - (4) Installation of storm drainage pipe, detention or other stormwater facilities.
 - (5) Installation of potable water supply lines.
 - (6) Installation of sanitary sewer and appurtenances.
 - (7) Curbing of Roadways. Inspection shall be requested before the forms have been set (if used). Roadway width will be spot checked by a string line between curb stakes.
 - (8) Sub-base or sub-grade of streets. After compaction, the sub-grade will be string-lined for depth and crown. The sub-grade shall be roll tested with an 18-ton tandem dump truck and shall pass with no movement to the satisfaction of the City Engineer.
 - (9) Street Base. The base will be string-lined for depth and crown and shall pass with no movement to the satisfaction of the City Engineer.
 - (10) Paving.
 - (a) City Inspector shall be on site during the paving process to check consistency, depth and workmanship, as applicable. For asphalt paving, the temperature of the material will be monitored, and the street will be cored (one core per 500 feet with a minimum of one core per street, including graded aggregate base and/or asphalt base and wearing surface) after completion to check thickness and density. Satisfactory test results of the cores shall be delivered to the City Engineer prior to approval of a final subdivision plat or certificate of completeness.
 - (b) Paving after the business hours of the Department is prohibited except with the approval of the City Engineer.
 - (11) Failure to Notify. If the contractor fails to make the proper notification to the City Engineer, he/she shall be responsible for the expense of any operation or laboratory testing required by the City Engineer to ascertain compliance with the specifications.
- (C) Final Development Inspection.
- (1) Following submission and review of the as-built surveys, as required by the Standards and Specifications, the City Engineer shall conduct a final development inspection of the project.
 - (2) The owner shall be responsible for correcting any deficiencies identified in the final development inspection prior to approval of a final plat or Certificate of Completion or Certificate of Occupancy.
 - (3) The completion of inspections by the City and authorization for work continuation shall not transfer responsibility from the owner for the quality of the work performed or materials used,

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or imply or transfer acceptance of responsibility for project design or engineering from the professional, corporation or individual under whose hand or supervision the plans were prepared.

Section 302-38 Stop Work Order

- (A) The City Engineer is authorized to issue a stop work order when a violation of a permit occurs. If the violation has not ceased within 30 minutes of the issuance of the stop work order, The City Engineer shall take any or all of the following actions:
- (1) Immediately revoke the permit.
 - (2) Issue a citation subject to enforcement by the municipal court.
 - (3) Institute a civil action for injunctive relief.
 - (4) Take other enforcement steps authorized in Chapter 110.
- (B) Other enforcement and penalties are provided in Chapter 110.

Section 302-39 through Section 302-43 Reserved