

City of Valdosta Land Development Regulations

Article 6 Specifications of Standard Development Documents.

Section 302-60 Concept Plans

When required by the regulations of the applicable zoning district (MXD, TND) and/or in cases where a subdivision is to be developed in stages with additional plats being filed with the Department at a later date(s), the preliminary plat application will be accompanied by a Concept Plan, a reasonably accurate plat in sketch form of the entire tract.

(A) Format.

- (1) A plan drawn to a designated scale of not less than 1 inch equals 100 feet.
- (2) Maximum sheet size of 24 inches x 36 inches unless otherwise approved by the Director. If presented on more than one sheet, sheets shall be numbered consecutively and there shall be an index sheet referenced to match lines on each sheet that shall clearly indicate where the several sheets join.

(B) Content.

- (1) Name, address, email address and telephone number of owner of record, the applicant, the developer, and the person who prepared the plat.
- (2) Street address and land lot, district, and tax parcel ID number of the subject property.
- (3) Proposed name of the subdivision or development approved zoning and total acreage.
- (4) Names, addresses and tax parcel ID numbers of current owners of abutting property and existing zoning of abutting properties.
- (5) Graphic scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
- (6) Date of drawing and revisions for each sheet.
- (7) A vicinity map showing location of the subdivision, existing streets, streams and rivers, City boundaries in the vicinity.
- (8) Size and location of adjoining existing streets or access drives and proposed right-of-way, roadways and access drives.
- (9) Topography with contour intervals no greater than 10 feet.
- (10) Boundary lines of the overall property showing bearings and distances along all lines and the bearings and distance to an existing street intersection or other recognized permanent landmark. The source of said boundary information shall be indicated.
- (11) All contiguous property under the ownership or control of the developer, except those lands of a dissimilar zoning category specifically approved to be excluded by the Department. Areas not planned at the time of the submittal shall be shown as "Future Development".
- (12) Authorization statement on Concept Plan to read as follows:

I hereby submit this Concept Plan as authorized agent/owner of all property shown thereon, and certify that all contiguous property under my ownership or control is included within the boundaries of this Concept Plan, as required by the Valdosta LDR.

Signature of Authorized Agent/Owner

Date

- (13) Location and size (in acres) of lakes, ponds, wetlands and floodplains and the source of the information.

City of Valdosta Land Development Regulations

- (14) Required open space, and other public areas to be dedicated to the public or held in common ownership by a homeowner association or other similar entity.
- (15) General development data (in tabular form) for individual multi-family or nonresidential site developments, such as number of residential units, number of gross square feet of nonresidential floor area by building, number of parking spaces, number of stories, etc.
- (16) General development data (in tabular form) for single-family developments, such as minimum lot size, and all relevant conditions of zoning.
- (17) Indication of proposed phases or stages of development.
- (18) Any other information deemed necessary by the Director or the service provider for the reasonable review of the development.
- (19) Signature block to read as follows:

This Concept Plan has been reviewed and approved for general compliance with the Land Development Regulations of Valdosta, Georgia.

Director, Dept of Community Development

Date

Section 302-61 Preliminary Plats

(A) Format.

- (1) A plan drawn to a designated scale of not less than 1 inch = 100 feet certified by a design professional licensed by the State of Georgia.
- (2) Maximum sheet size of 24 inches x 36 inches unless otherwise approved by the Director. If presented on more than one sheet, sheets shall be numbered consecutively and there shall be an index sheet referenced to match lines on each sheet that shall clearly indicate where the several sheets join.

(B) Content. Preliminary plats required in Section 302-23 shall contain the following elements, as applicable:

- (1) Name, address, email address and telephone number of owner of record, the applicant, the developer, and the person who prepared the plat.
- (2) Names, addresses and tax parcel ID numbers of current owners of abutting property.
- (3) Street address and land lot, district, and tax parcel ID number of the subject property.
- (4) Proposed name of the subdivision, approved zoning and acreage.
- (5) Graphic scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
- (6) Date of drawing and revisions for each sheet.
- (7) Seal and signature of professional person preparing the plan.
- (8) Certificate of preliminary plat approval in a format provided by the Department.
- (9) A vicinity map showing location of the subdivision, existing streets, streams and rivers, City boundaries in the vicinity.
- (10) A survey of the subject property prepared by a registered surveyor with bearings and distances of the perimeter property lines, and referred distance to a known street intersection or land lot corner.
- (11) Statement that ad valorem taxes are paid.

City of Valdosta Land Development Regulations

- (12) Location, character and amount of proposed development, by type of use.
- (13) Development density and lot sizes for each dwelling unit type, if applicable.
- (14) Lot lines with dimensions and bearings.
- (15) Lot numbers.
- (16) Centerline location, pavement width and right-of-way lines of existing streets on and abutting the property.
- (17) Existing utilities, pipe sizes and easements on subject property and adjacent to the tract.
- (18) Banks of streams, lakes and other existing water bodies.
- (19) Topographic contour lines: 2-foot contour intervals. Indicate method of deriving contours.
- (20) Delineation of floodplain designated by the Federal Emergency Management Agency, United States Geological Survey, or the City of Valdosta; the delineation of any jurisdictional wetlands as defined by Section 404 of the Federal Clean Water Act.
- (21) Approximate location and extent of any significant historic or archaeological feature, grave, object or structure marking a place of burial, if known, and a statement indicating how the proposed development will preserve the feature and provide access to it during and after construction.
- (22) For all existing structures provide location, floor area, height, lowest floor elevation and whether they will be retained or demolished.
- (23) Existing and proposed covenants and deed restrictions.
- (24) Table of proposed lot areas in square feet, setbacks, and buildable areas in square feet.
- (25) For proposed buildings give building use, location, square footage, density, building height in stories and feet and lowest floor elevation.
- (26) For all off-street parking areas, show number of spaces by type, width, depth, angle of standard stalls, width and types of aisles, curb cuts, curbing, drainage, landscaping and irrigation.
- (27) Show off-street loading areas, with location, number and dimensions of all berths, aisles and driveways.
- (28) Survey limits and area in square feet or tenths of acres for all areas to be held in joint ownership, common ownership or control and the proposed method of control and management of these areas.
- (29) Location of existing and proposed easements with use and width.
- (30) Conceptual plans for drainage, with approximate location and estimated size and discharge points of all proposed stormwater management facilities and a statement as to the type of facility proposed.
- (31) Location and width of required buffers at external site boundaries and internal zoning district boundaries, if applicable.
- (32) Location and approximate extent (in acres) of open space and recreation facilities, if applicable.
- (33) Location, where applicable, of proposed trails, recreation areas, parks, schools, libraries, churches and other public or community uses, facilities or structures on the site.
- (34) Calculation of the percent of the lot covered in impervious surface after completion of development.
- (35) Applicable standards of the City of Valdosta GDOT Functional Classification System.

City of Valdosta Land Development Regulations

- (36) Site data and construction details.
- (a) Contour changes, dams or any created water bodies or proposed changes to water courses.
 - (b) Retaining walls, bulkheads and bridges.
 - (c) Proposed layout of internal streets, with proposed street names, rights-of-way, centerlines, and pavement widths.
 - (d) Notes indicating location, type, and dimensions of curb and gutter.
 - (e) Location and width of sidewalks, bicycle lanes, landscape areas and any other required or proposed improvements to the public rights-of-way.
 - (f) Plans for all underground utilities; including, but not limited to, sanitary sewer, storm sewers, and water lines, showing connections to existing systems, or proposals for developing new water supply, storm drainage, sewage disposal systems.
 - (g) List of regulatory approvals or permits other than those issued by the City.
 - (h) Any other information deemed necessary by the Director or the service provider for the reasonable review of the development.

Section 302-62 Site Development Plans

(A) Format.

- (1) A plan drawn to a designated scale of not less than 1 inch = 100 feet certified by a design professional licensed by the State of Georgia.
- (2) Maximum sheet size of 18 inches x 24 inches unless otherwise approved by the Director. If presented on more than one sheet, sheets shall be numbered consecutively and there shall be an index sheet referenced to match lines on each sheet that shall clearly indicate where the several sheets join.

(B) Content. Site development plans required in Section 302-24 shall contain the following elements:

- (1) Name, address, email address, and phone number of owner of record, the developer, the applicant, and the person who prepared the plan.
- (2) Names and addresses of current owners of abutting property, including tax parcel ID number.
- (3) Approved zoning, acreage in tenths of an acre.
- (4) Street address, land lot, district and parcel ID number of subject property.
- (5) Graphic scale and north arrow, with north, to the extent feasible, oriented to the top of the plan and on all supporting graphics.
- (6) Date of drawing and revisions for each sheet.
- (7) Seal and signature of professional person preparing the plan.
- (8) Certificate of site development plan approval in a format provided by the Department.
- (9) Statement that ad valorem taxes are paid.
- (10) A vicinity map showing location of the property, existing streets, streams and rivers, City boundaries in the vicinity.
- (11) A survey of the subject property prepared by a registered surveyor with bearings and distances of the perimeter property lines, and referred distance to a known street intersection or land lot corner.
- (12) Survey with metes and bounds description of parcels to be dedicated for public use.

City of Valdosta Land Development Regulations

- (a) For all streets and rights-of-way, provide curve data, length of tangents, radii, arcs, chords and control angles for all centerlines and rights-of-way, and centerline curves on streets.
- (b) Acreage of tract to the nearest tenth of an acre.
- (13) Location, character and amount of proposed development, by type of use.
- (14) Development density (units per acre or square feet per acre) for each type of development.
- (15) Centerline location, pavement width and right-of-way lines of existing streets on and abutting the property.
- (16) Utilities, pipe sizes and easements on and adjacent to the tract.
- (17) Banks of streams, lakes and other water bodies.
- (18) Topographic contour lines: 2-foot contour intervals. Indicate method of deriving contours.
- (19) Delineation of floodplain designated by the Federal Emergency Management Agency, United States Geological Survey, or the City of Valdosta; the delineation of any jurisdictional wetlands as defined by Section 404 of the Federal Clean Water Act.
- (20) Approximate location and extent of any significant historic or archaeological feature, grave, object or structure marking a place of burial, if known, and a statement indicating how the proposed development will preserve the feature and provide access to it during and after construction.
- (21) For all existing structures provide location, floor area, height, lowest floor elevation and whether they will be retained or demolished.
- (22) Existing and proposed covenants and deed restrictions.
- (23) Proposed lot area in acres, setbacks, yards and buildable area in acres.
- (24) For proposed buildings, give building use, location, square footage, density, building height in stories and feet and lowest floor elevation.
- (25) For all off-street parking areas, show number of spaces by type, width, depth, angle of standard stalls, width and types of aisles, curb cuts, curbing, drainage, landscaping and irrigation.
- (26) Show off-street loading areas, with location, number and dimensions of all berths, aisles and driveways.
- (27) Survey limits and area in square feet or tenths of acres for all areas to be held in joint ownership, common ownership or control and the proposed method of control and management of these areas.
- (28) Indication that the property is served by public water and/or sewer or private water and/or septic field.
- (29) Location of existing and proposed easements, with use and width.
- (30) Conceptual plans for drainage, with approximate location and estimated size and discharge points for all proposed stormwater management facilities and a statement as to the type of facility proposed.
- (31) Location and width of required buffers at external site boundaries and internal zoning district boundaries, if applicable.
- (32) Location and approximate extent (in acres) of open space and recreation facilities.
- (33) Location of proposed trails, recreation areas, parks, schools, libraries, churches and other public or community uses, facilities or structures on the site.

City of Valdosta Land Development Regulations

- (34) Calculation of the percent of the lot covered in impervious surface after completion of development.
- (35) Applicable standards of the City of Valdosta GDOT Functional Classification System.
- (36) Site data and construction details.
 - (a) Contour changes, dikes or any created water bodies or proposed changes to water courses.
 - (b) Retaining walls, bulkheads and bridges.
 - (c) Proposed layout of internal streets with proposed street names, rights-of-way, centerlines, pavement widths.
 - (d) Notes indicating the location, type and dimensions of curb and gutter.
 - (e) Plans for all underground utilities including, but not limited to, sanitary sewer, storm sewers, and water lines, showing connections to existing systems, or proposals for developing new water supply, storm drainage, and sewage disposal systems.
 - (f) List of regulatory approvals or permits other than those issued by the City.
 - (g) Any other information deemed necessary by the Director or the service provider for the reasonable review of the development.

Section 302-63 Buffer Plan and Tree Protection and Replacement Plan

- (A) Scope. All applications for a land disturbance permit pursuant to Article 5 of this Chapter shall require submission, review and approval of a Buffer Plan demonstrating compliance with Chapter 328, Article 1, Buffers and Screening, and a Tree Protection and Replacement Plan demonstrating compliance with Chapter 328, Article 2, Tree Protection and Replacement. With the approval of the Director, these two plans may be consolidated as one plan if the information can be clearly shown.
- (B) Buffer Plan.
 - (1) Format. Scale at 1 inch = 20 feet, or as needed to clearly show the location, type and arrangement of proposed planting and screening required.
 - (2) Content. The Buffer Plan shall be consistent with the preliminary plat and provide the following information:
 - (a) The name of the development and its acreage (or square footage if less than an acre).
 - (b) Name, address, email address, and telephone number of the property owner and subdivider or developer.
 - (c) Name, address, telephone number, and email address of the applicant.
 - (d) Name, address, telephone number and email address of the individual or company responsible for the design. The name, registration number and seal of the professional under whom the plan was prepared shall be stamped on the plan and signed.
 - (e) Date of survey, north point and graphic scale, source of datum, date of plan drawing and revision dates, as appropriate.
 - (f) The location and size of all underground or aboveground utilities on the site, including the limits of any public or private utility easements and stormwater detention areas.
 - (g) The location of all existing and proposed parking areas, loading areas, dumpsters, outdoor storage, no access easements, and other site features for which outdoor screening is required in Chapter 328 or Section 226-3.
 - (h) The outline of all existing and proposed buildings and structures.

City of Valdosta Land Development Regulations

- (i) The boundaries of all required transitional buffers, indicating where there are undisturbed buffers, non-vegetative screening, outdoor screening, and required stream buffers.
 - (j) For each natural undisturbed buffer and stream buffer, the Buffer Plan must provide:
 - i. A plan showing the location, size, spacing, common names, and botanical names of existing trees and plant materials to be retained that contribute to meeting the minimum requirements of Chapter 328.
 - ii. Methods to be employed to protect the critical root zones of the trees in the buffer from disturbance during construction, including fencing details, erosion control, and signage
 - (k) For all other buffers and outdoor screening areas required in Article 1 of Chapter 328, the Buffer Plan shall include:
 - i. The location, size, common names and botanical names of all existing plant materials to be retained.
 - ii. Plans and cross-sections indicating the location, height, materials, and construction of non-vegetative screening such as berms, walls, fences or other means of providing an effective visual screen.
 - iii. The location, height, spacing and common and botanical names of supplemental plantings and other landscape materials.
- (C) Tree Protection and Replacement Plan. The Tree Protection and Replacement Plan shall demonstrate how the applicant will meet the requirements of Chapter 328, Article 2.
- (1) The Tree Protection and Replacement Plan shall be approved by the City Arborist prior to any grading, bulldozing or other removal of existing vegetation that may affect the health of existing tree coverage.
 - (2) Tree Protection and Replacement Plan Procedures.
 - (a) The Tree Protection and Replacement Plan for a site development shall be consistent with the preliminary plat or site development plan for the project.
 - (b) Combination of the Tree Protection and Replacement Plan and the site landscaping plan is allowed with approval of the Director.
 - (c) For subdivisions, the Tree Protection and Replacement Plan shall be drawn on a copy of the preliminary subdivision plat, to which the information required by this subsection will be added.
 - (3) The Tree Protection and Replacement Plan shall include the following elements:
 - (a) The name of the development and its acreage (or square footage if less than an acre).
 - (b) Name, address, telephone and fax numbers of the property owner and subdivider or developer.
 - (c) Name, address, telephone number of the applicant.
 - (d) Name, address, telephone and fax numbers of the individual or company responsible for the design. The name, registration number and seal of the professional under whom the plan was prepared shall be stamped on the plan and signed.
 - (e) Date of survey, north point and graphic scale, source of datum, date of plan drawing and revision dates, as appropriate.

City of Valdosta Land Development Regulations

- (f) For site development projects, the Tree Protection and Replacement Plan shall be drawn at a scale of 1 inch = 20 feet, or as needed to clearly show illustrate the proposed plantings. Multiple sheets keyed to an index sheet may be used.
- (g) The outline of all existing and proposed buildings and structures.
- (h) The location and size of all underground or above-ground utilities on the site, including the limits of any public or private utility easements and stormwater detention areas. Off-site easements that may be affected by tree plantings also must be shown.
- (i) The location of all existing and proposed parking areas, sidewalks and other paved or impervious surfaces.
- (j) The location and dimensions of landscaped areas in parking lots, along with the planting plan for each.
- (k) The location of curb stops installed to prevent vehicle overhang, where required to protect planting areas and vegetation.
- (l) The limits of all disturbed areas.
- (m) The boundaries of all natural buffers, greenways and other areas required to remain undisturbed.
- (n) The boundaries of each landscape area.
- (o) The extent of the development site or disturbed area, the gross area of the site and the undisturbed area and acreage to which the tree conservation requirements apply.
- (p) Tree plan.
 - i. Limits of tree protection and planting areas, showing existing trees to be retained and new trees to be planted, specifying type and size. In heavily wooded areas that will not be disturbed, the plan may show only the boundaries of each stand of trees and a list of trees in each stand that are submitted for credit by number and size.
 - ii. Locations of all trees to be planted on the site and calculations showing compliance with the tree unit requirements of Chapter 328.
 - iii. Planting schedule, if applicable, showing the type (common and botanical names), size, quantity of trees to be planted, and required planting comments and detail.
 - iv. Plans for alternative compliance, if applicable as provided in Section 328-30.
- (q) Exceptional trees.
 - i. Each specimen tree that will remain on the development site and be protected during construction, including its size in DBH and its common name; and all other trees or tree stands that are submitted for credit as part of the tree conservation requirement.
 - ii. Grade changes or other work adjacent to a specimen tree that would affect it adversely, with drawings or descriptions as to how the grade, drainage and aeration will be maintained around the tree.
- (r) Methods of tree protection for all tree protection areas; including, but not limited to, tree fencing, erosion control, retaining walls, tunneling for utilities, aeration, transplanting, staking, and signage.
- (s) Irrigation.
 - i. The Tree Protection and Replacement Plan shall also include a note indicating the type of irrigation to be used, sufficient to supply at least 5 gallons/tree/week.

City of Valdosta Land Development Regulations

- ii. If hand watering is the type to be used, the plan must show the location of water faucets or quick couplers that will be used for this purpose.
 - iii. If an irrigation system is provided, a separate irrigation plan is to be submitted showing the location of lines and heads, the spray radius for each head, all valves (control, shut off, drainage, etc.), timer and rain sensor location.
- (t) Additional information. Provide additional information that the City Arborist requires for a full understanding of conditions on the site and the elements of the proposed tree preservation and landscape plan or during construction activities.

Section 302-64 Grading Plan

The grading plans shall be prepared on a map scale consistent with the preliminary plan, shall be in conformity with requirements of the Flood Area Permit in Section 302-45, the Soil Erosion and Sedimentation Control requirements in Section 306-3 and shall provide the following information.

- (A) Existing and Proposed Contour Lines. Grading plans shall show existing and proposed contour lines.
- (B) Disturbed and Undisturbed Areas. Grading plans shall outline the areas which are to be disturbed and areas required to remain undisturbed (i.e., Tree Protection Areas, buffer, etc.) and shall indicate protective fencing or staking to be placed surrounding such areas. Show areas where earth or fill materials are to be temporarily stored.
- (C) Flood Plain. Grading plan shall show any area of special flood hazard, the 100-year floodplain. Grading in and around these areas shall be in conformity with Chapter 320, "Floodplain Management and Flood Damage Prevention" and a Flood Area Permit, if required in Section 302-45.
- (D) Roads and Drainage. Grading for roads and improved ditches shall be shown on the Grading Plan.

Section 302-65 Street, Sidewalk and Bicycle Improvements Plan

- (A) Plans, Profiles, and Sections Required. Plans must include centerline profiles of all proposed streets. Profiles shall be drawn on standard plan and profile sheets with plan section showing street layout, pavement and right-of-way width, curvature and required drainage facilities.
- (B) Underground Utilities. Where sanitary sewer or stormwater sewers are to be installed, the grade, size, location and bedding class of pipe and the location and invert elevations of manholes, as required by the Standards and Specifications, shall be indicated on the road profile.
- (C) Street Profiles. Centerline profiles of new streets shall include elevations at 50-foot intervals for such distance as may be adequate to provide continuity consistent with the standards required by Chapter 332 for street improvements, but no less than 200 feet.
- (D) Elevations. All plan elevations shall be coordinated and sited into U.S. Coast and Geodetic Survey or Georgia Department of Transportation benchmarks where feasible.
- (E) Striping and Signage Plan. A street striping and signage plan, showing improvements 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 three or more lanes.
- (F) Bicycle Improvements.

City of Valdosta Land Development Regulations

- (1) Bicycle improvements, where applicable, are to be designed in accordance with Section 332-(i), and construction drawings prepared in the Street, Sidewalk and Bicycle Improvements Plan. All of the following improvements shall be located and designed where required by this LDR or applicable conditions of rezoning or permit approval:
 - (a) Multi-purpose trails.
 - (b) On-street bicycle lanes.
 - (c) Ramps and bollards at intersections with public streets.
 - (d) Bicycle signage and pavement markings.
 - (e) Bicycle parking spaces.
- (2) Bicycle Improvement Plan. Where bicycle improvements or multi-purpose trails are required or provided, a bicycle plan shall be submitted, reviewed and approved consisting of the following elements:
 - (a) A site plan at a scale of 1 inch = 50 feet. showing the location of on-street and off-street bike lanes or paths with respect to rights of ways, easements, streets, sidewalks, trails, streams, parking areas and buildings on the site.
 - (b) The typical cross-section of the bicycle facilities showing the typical cross-slopes, paving or surfacing and sub-base, drainage, and horizontal and vertical clearance standards.
 - (c) A profile sheet or other indication of the grade of bicycle lanes or paths.
 - (d) Typical construction details of the paving or surfacing, drainage, signage, pavement marking, bollards, ramps, and intersections with public streets.
 - (e) Location and construction of any proposed amenities such as restrooms, rest areas, shelters, benches, lighting, refuse collection, water fountains, bicycle parking fixtures, and landscaping.

Section 302-66 Final Plat Specifications

- (A) Final Plat Format. The final plat shall be clearly and legibly drawn in permanent ink on high-quality reproducible material. Sheet sizes shall be 18 inches by 24 inches. Where more than one sheet is required, all sheets shall be numbered consecutively and shall include a notation of the total number of sheets, i.e., sheet 12 of 13 and the like. The final plat shall be drawn at a scale not smaller than 1 inch = 100 feet unless approved otherwise by the Director.
- (B) Final Plat Contents. The final plat shall conform to the general concept of the preliminary plat, with the following additions.
 - (1) Direction and distance from a point on the boundary of the subdivision ("subdivision monument") to at least one specific point of reference ("city monument"). All final plats shall depict the exact boundary lines of the tract by bearings and distances. Such depiction shall include the individual identification indicator, elevation and Georgia State Plane (West), datum NAD 1983 coordinates for this city monument. Measurement units should be in feet. Additionally, show the location bearing and distance from either: the intersection of two public rights-of-way, the intersection of those street/road surface centerlines, a point-of-reference of the surveyors choosing located with GPS equipment capable of sub-meter accuracy or better with notations on the plat referencing this position expressed in Georgia State Plane (West), datum NAD 1983 coordinates. The standard accuracy shall be in accordance with applicable American Land Title Act (ALTA) requirements for suburban surveys in all three planes (X, Y, and Z).
 - (2) The location of all such city monuments shall be supplied to any interested party by the Department upon request. These requirements shall specifically apply to all acquisitions of

City of Valdosta Land Development Regulations

land by the city, except those solely for the purpose of acquiring right-of-way or for acquiring easements (permanent or temporary). All plats or surveys contracted by or paid for by the city must include the appropriate monument data as required by this Chapter.

- (3) Municipal, county and land lot lines accurately tied to the lines of the subdivision by distance and bearings where these lines traverse or are reasonably close to the subdivision.
- (4) Exact boundary lines of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and bearing to the nearest second, which shall be balanced and closed with an error of closure not less than 1:10,000.
- (5) Name of subdivision, exact locations, right-of-way widths, pavement widths, and names of all streets and alleys within and immediately adjoining plat.
- (6) Street centerlines.
- (7) Lot lines, with dimensions to the nearest one-hundredth foot, and bearings.
- (8) Lots numbered in numerical order.
- (9) The following information pertaining to location, dimension and purpose:
 - (a) Location, dimensions and purposes of any easements and any area to be reserved or dedicated to public use.
 - (b) Size of all culvert pipes, on the site and adjacent to subdivision limits.
 - (c) Flood limit line corresponding to the 100-year floodplain elevation shall be shown.
 - (d) Location, description and dimensions of any stormwater runoff retention/detention facility and to include an access easement thereto having a minimum width of 20 ft and not more than 20% longitudinal gradient.
 - (e) Location and dimensions of any public and private water systems and fire hydrants.
 - (f) All water and wastewater systems and fire hydrants shall be provided for in compliance with all applicable requirements of the Standards and Specifications.
- (10) Accurate location, material and description of monuments and markers. All corner monuments must be in place prior to approval of the final plat.
- (11) A statement, either directly on the plat or in an identified attached document, of any private covenants.
- (12) The following certifications:
 - (a) An engineer's or surveyor's certification, directly on the plat as follows:

It is hereby certified that this plat is true and accurate and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future" and their location, size type and material are correctly shown, and that all engineering requirements of Title 3 of the City of Valdosta Land Development Regulations have been fully complied with.

Registered Georgia Civil Engineer No. _____

By: _____

OR

Registered Georgia Land Surveyor No. _____

By: _____

- (b) An owner's certification:

City of Valdosta Land Development Regulations

Owner's Certification: State of Georgia: City of Valdosta: The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that all state, city and county taxes or other assessments now due on this land have been paid.

Agent: _____ Owner: _____

Date: _____ Date: _____

- (c) A dedication certificate, directly on the plat as follows:

Dedication Certification: It is hereby certified that the lands and improvements shown on this plat and designated as being dedicated to public use are hereby dedicated to the City of Valdosta, Georgia, for public use.

Owner: _____

Date: _____

- (d) Certificate of approval of the final plat by the Health Department, City Engineer and Planning and Zoning Administrator, directly on the plat as follows:

Pursuant to Title 3 of the City of Valdosta Land Development Regulations, all the requirements for approval having been fulfilled, this Final Plat was given Final Approval by:

the Planning and Zoning Administrator, Valdosta, GA

Date Planning and Zoning Administrator

the Department of Public Health, Lowndes County, GA

Date Health Department Representative

the City Engineer, Valdosta, GA

Date City Engineer

- (e) Revised final plats shall provide the date of the revision, description of revision and adequate space for the appropriate signature of the engineer or surveyor and the owner.

(C) Specifications of Revised Final Plat.

- (1) A new tracing shall be required for revision of that portion of the subdivision being revised showing all requirements listed under Section 302-66(a).
- (2) Revision and notation explaining these revisions shall be shown in ink on the revised plat. When revised, the plat shall be designated as "revised final plat".
- (3) Revised plats shall be prepared at the same scale as the original plat, or at a scale of not less than 1 inch = 100 feet.
- (4) The revised plat shall comply with the regulations of Title 2 of the LDR, "Land Use and Zoning."
- (5) The revised plat shall contain the following wording:

City of Valdosta Land Development Regulations

This revised plat has been submitted to and considered by Planning and Zoning Administrator and City Engineer and is hereby approved subject to any protective covenants shown hereon.

Dated this _____ day of _____, _____

By: _____

Planning and Zoning Administrator City Engineer

All changes shall be bound by the protective covenants on the original plat, and a statement to that effect shall be noted on the revised plat.

- (6) Other data which may be required in a final engineering design report on proposed revisions and such other certificates, affidavits, endorsements or dedications as may be required by the City in the enforcement of Title 3 of the LDR.

Section 302-67 *Reserved*

Section 302-68 House or Structure Location Plans

House or structure location plans required in accordance with Section 302-25 shall contain the following elements:

- (A) House or structure location plans shall be legible and drawn to a measureable scale and may be shown on a certified boundary survey of the lot or any other drawing showing the information required below.
- (B) The plan shall be drawn with sufficient readability and accuracy to ensure that the proposed improvements will be constructed on the lot in conformance with the requirements of Title 3 of the LDR, or other regulations as applicable.
- (C) House or structure location plans shall show the following, as applicable:
 - (1) Boundary lines of the lot, giving distances to the nearest one-tenth of a foot and bearings to the nearest minute.
 - (2) Location and names of all abutting streets or other rights-of-way.
 - (3) Minimum required front, side and rear building setback or buffer lines with dimensions and notation of the existing zoning on the property.
 - (4) The approximate outline of all buildings, driveways, parking areas, swimming pools, recreational courts, patios, accessory structures and other improvements existing or proposed on the property, and dimensions of buildings and distances between all structures and the nearest property lines.
 - (5) Location & dimensions of any water, sewer, drainage or other easements, storm water management facilities, septic tank, and septic tank drain field located on the lot.
 - (6) Subdivision name, lot designation, land lot, district, and tax parcel ID number.
 - (7) North arrow and graphic and numeric scale.
 - (8) Limit of the 100-year floodplain, wetland areas, streams, historic structures and any applicable buffers or special building setback lines.
 - (9) All other applicable requirements of the LDR or conditions of zoning approval.
 - (10) Name, address, email address, and telephone number of the owner and the person who prepared the plan, if different.
 - (11) Other data as may be required by the Director.

City of Valdosta Land Development Regulations

- (D) A Certificate of Occupancy shall not be issued for the house, structure or other improvements until conformance to the provisions or other requirements of the structure location plan have been field verified by the Department or by a foundation survey prepared for the applicant.
- (E) The following note shall appear on all House or Structure Location Plans:

“This House or Structure Location Plan has been reviewed for general compliance with the Valdosta Land Development Regulations and is approved for issuance of a building permit for the residential structure and other improvements shown hereon. (No framing inspection will be approved until a flood elevation certificate, if applicable, has been received by the Department.) This approval is granted with the provision that no Certificate of Occupancy shall be issued until conformance to this structure location plan has been field verified by the building official or has been verified by an as-built foundation survey prepared by a Registered Land Surveyor or Professional Engineer.”