

ARTICLE VI. CONSTRUCTION SCHEDULE

Sec. 39-102-6.1. Prior Approval

No construction activity of any kind including finished grading, installation of improvement, or building shall begin on any land subject to these regulations without prior approval of the preliminary plat and construction plans.

Sec. 39-102-6.2. Grading

Grading operations limited to clearing and grubbing may commence once approval of the preliminary plat is granted provided that an approved erosion, pollution, and sediment control plan has been approved by the local issuing authority and a stormwater management plan has been approved by the Oconee County Planning Department. A copy of the appropriate NOI must be received by the Oconee County Planning Department prior to the application of the clearing and grubbing permit. In addition, all permits for variances required by local or state authorities must be obtained by the developer and a copy of these permits received by the Oconee County Planning Department prior to application of the clearing and grubbing permit

Final grade certification is required before installation of asphalt. The City of Bogart requires that a land surveyor certify that the road grades are within one (1) foot of those shown on approved construction plans.

Sec. 39-102-6.3. Utilities

Utility installation shall not occur until the Building Inspector has received the certification that the streets were graded as designed by the design engineer and has approved the rough grade of the street and shoulder preparation. The City of Bogart requires street elevations to be constructed +/- one foot within design elevations.

Sec. 39-102-6.4. Inspections

Periodic inspection during the installation of the required improvements in a subdivision shall be made by the Building Inspector to insure conformity with the approved plans and specifications. The subdivider shall notify the Building Inspector when each phase of the installation is completed and ready for inspection.

Sec. 39-102-6.5. Sale and Transfer

No lot or parcel of land shall be sold or transferred or a building permit issued until the final plat, of which said lot or parcel is a part, shall have been approved and recorded as provided for in the regulations.

Sec. 39-102-6.6. Building Permits

The Building Inspector shall not issue any permit for the construction of any building or structure to be located in any subdivision, a plat whereof is required to be recorded pursuant to the provisions of these regulations, until such plat shall have been approved and recorded as provided for in the regulations.

Sec. 39-102-6.7. Occupancy

Within each phase of development, no building may be occupied for dwelling or other purposes, nor shall an occupancy permit be issued for any building until required utility installations, including the water supply and sanitary sewer systems, have been completed and approved by the Building Inspector or appropriate governmental authority.

