

Sec. 610. Subdivision design standards.

610.1 General. A subdivision shall not be approved unless the county finds after full consideration of all pertinent data that the proposed subdivision conforms to all the provisions of this Code and the county comprehensive plan. It is the intent of this Code to ensure that all future developments are served adequately and economically by the county or developer with facilities and services as are necessary for the health, safety, and welfare of the residents.

610.17 Improvements and inspection of improvements.

A. General. A state-registered professional engineer shall be employed to design and inspect the installation of all required improvements such as streets, drainage structures, bridges, water facilities, and sewerage facilities. All plans for improvements shall be prepared by a state-registered professional engineer and approved by the county prior to construction in accordance with this Code.

B. Inspection of improvements. After the required improvements have been installed, an engineer registered in the state shall submit certification to the county that the improvements have been substantially constructed according to approved plans and specifications. The county shall periodically inspect all construction subject to this Code and call to the attention of the developer and his engineer any failure of work or material, or suspend the work when not in conformity with approved plans and specifications. If a construction plan or specification violation is found to exist on a part of the project that is constructed, the following procedure shall be followed:

1. The county shall notify the project engineer and the developer of the violation by telephone and confirm same in writing.
2. The developer shall have five working days to submit proposed corrective measures to the county for review and approval.
3. Based on the extent of the corrective work required, a reasonable length of time to make the corrections will be established and confirmed by the county and the developer in writing.
4. In the event corrections are not made, and a performance or maintenance guarantee has been posted on the project, a hold will be placed on the issuance of any building permits until the work is completed to the satisfaction of the county.
5. In the event corrections are not made, and a performance or maintenance guarantee has not been posted on the project, the violation shall be referred to the code enforcement board.

If a construction plan or specification violation is found to exist in work that is in progress, the following procedure will be followed:

1. The county shall notify the project superintendent, project engineer, and developer by person and/or telephone and confirm same in writing.
2. The project superintendent, project engineer, and/or developer shall immediately cause that the work be brought into compliance.
3. If the work is not brought into compliance and/or the notice is ignored, the project superintendent, project engineer, and/or developer shall be notified to cease work immediately in the problem area only and same shall be confirmed in writing by the county.
4. The violation shall be brought into compliance and inspected by the county before any work is resumed in the problem area.

Laboratory test reports shall be furnished to the county in accordance with the requirements established by the county. All tests shall be made by a reputable testing laboratory and certified by a state-registered engineer responsible for the specific test and subsequent reports.

(Ord. No. 06-38, § 6, 12-5-06)