

Cherokee County



CHEROKEE COUNTY
ENGINEERING DEPARTMENT
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Engineering Final Plat Review

- Subdivision name.
- Name, address and phone number of the property owner and developer.
- Vicinity map.
- Submittal date.
- Graphic scale.
- North arrow.
- Name and address of surveyor or surveyor's firm.
- Surveyor's stamp and signature.
- Exact boundary lines of the tract, as determined by the field survey, indicated by a heavy line giving lengths and bearings. On one sheet
- Exact location, right-of-way widths, and names of all streets and alleys within and immediately, abutting the subdivision. Or a 50 foot utility easement.
- Surveyor's certification statement
- Owner's certification and dedication statements.
- Certification Statement for County Engineer.

- We have reviewed the final plat and find that said plat conforms to the Approved Plans as submitted by the developer and the Cherokee County Development Regulations of March 16, 2021
- Surveyors and/or Engineers Stamp.
- Table of dedication. Road linear feet.
- Name of former subdivision, if any or all of the land had been previously subdivided.
- Appropriate curve data for all streets.
- Roadway stations at one hundred-foot (100') intervals shall be shown.
- Certify the sight distance meets or exceeds Standard Detail 204 in the Cherokee County Development Regulations. Add a note to the plat.
- All signs including stop, speed limit, pedestrian crossing, handicap parking, and decel lane signage shall be shown.
- All striping including stop bars, crosswalks, fog lines, turn arrows, turn lanes, gore areas & parking areas shall be shown.
- All sidewalk locations shall be indicated.
- Retaining walls must be certified by an engineer.
- GDOT approval is needed for entrances on State route.
- Delineate and label the 25' Undisturbed State Water Buffer, 50' Undisturbed Cherokee County Stream Buffer, 75' Impervious Surface Setback and 150' Etowah or Little River Undisturbed Buffer.
- Final plat shall agree with approved construction plans.
- Include the following notes:
- Wetlands Note:
Approval of these plans does not constitute approval by Cherokee County of and land disturbing activities within wetland areas. It is the responsibility of the property owner to contact the appropriate regulatory agency for approval of any wetland that is disturbed.

- **Endangered Species Note:**
Approval of these plans does not constitute approval by Cherokee County on and land disturbing activities, which may result in the taking of any endangered species. It is the responsibility of the property owner to contact the appropriate regulatory agency for approval of any disturbance, which may have this effect.

- **Sight Distance Note:**
The sight distance meets or exceeds Standard Detail 204 in the Cherokee County Development Regulations.

- **Sidewalk Note:**
Sidewalks will be installed by the builder at the time home construction with the exception of in front of common areas.

- **Performance and Maintenance Bonds are needed.** Provide the total linear feet of the storm drain pipe onsite and the 100 year ponding capacities in cubic feet for detention facilities to determine bond amounts. Any incomplete items approved by the Stormwater Dept. related to water quality and the stormwater facilities will require price quotes from a qualified contractor to determine bond amounts.

- **Development Inspector's approval is required.** Complete all items as per the approved construction plans and outlined by their punch list.