

Development Inspection - Plan Requirements

- The project (PL) number on the cover sheet.
- Subdivision name / project name.
- Name, address and phone number of the property owner(s) and developer.
- Name, address and phone number of the design engineer/ design firm.
- 24-hour contact name and cell number on the cover sheet.
- Surveyor's and/or Engineer's stamp.
- Submittal date and date of most recent revisions.
- Graphic scale.
- Index map (location)
- North arrow.
- Location and elevation based on NAVD 88 and a benchmark.
- Exact boundary line of the tract indicated by a heavy line giving lengths and bearings.
- The names of all utility companies with phone numbers on the cover sheet.
- Zoning conditions on cover sheet as well as setbacks and buffers as required by the Cherokee County Zoning Ordinance.
- Indicate location of twenty-five foot (25') Undisturbed State Water Buffer, fifty-foot (50') Undisturbed Cherokee County Stream Buffer, seventy-five foot (75') Impervious Surface Setback and (150') Etowah / Little River Buffer.
- Natural features within the proposed subdivision, including drainage channels, bodies of water, and other significant features.
- Total number of lots ____, total acreage ____ disturbed acres ____
- Silt fence, temporary sediment ponds, and other erosion control measures as necessary, including standard details.
- Show limits of construction or limits of disturbance on the grading plans.
- No grading within the undisturbed stream buffers or zoning buffers.
- Use silt fence along the curb to prevent sediment from entering the street.
- Sidewalks are required at the entrance.

- Sidewalks are required on both sides of new streets in subdivisions with R-30 and denser zoning.
- Sidewalks shall be 5 feet wide and centered 5 feet off the back of curb unless otherwise dictated by zoning or street type.
- Show all roadway signage.
- Striping plans to include stop bars, cross walks, turn arrows, etc. Thermoplastic for streets.
- Include dimensions of parking lot, parking spaces, and maneuvering aisles as per Standard Detail 209.
- If applicable, the NOI is required before approval. Upload the entire final document to CityView.
- **Retaining walls** - Retaining wall design shall be certified by Professional Engineer currently registered in State of Georgia. This design must be submitted with the construction plans. Inspection and certification by said design professional is required. Clearing and grading for retaining walls, footings and geo-grid systems cannot encroach into buffer or right-of-way areas. The retaining wall plans must be part of every submittal and included in the final approved plan set. Retaining walls should have fences installed for fall prevention.
- If no retaining walls include **Plan Note**: - No retaining walls will be constructed.
- An NOI is required before approval. Provide a copy of the final, approved NPDES Notice of Intent (NOI) ensuring compliance with the State permit and a copy of either the certification indicating the developers' completion of a NPDES class thereby permitting him/her to monitor his/her own site or a copy of a contract from professional engineer currently registered in the State of Georgia stating that he/she has been hired to monitor the development.
- All quality control testing, which is a part of roadway construction, will be performed by a reputable professional geo-technical and testing engineering company that will be employed by the developer and all associated costs will be paid by the developer. Provide a copy of the developer's contract or a letter of commitment from a professional geo-technical engineer currently registered in the State of Georgia.

Development Inspection – Required Notes

- **Plan Note:** Certification that all Wetlands or State Waters on or within 200 feet of this project have been delineated.
- **Plan Note:** Approval of these plans does not constitute approval by Cherokee County of any land disturbing activities within wetland areas. It is the responsibility of the property owner to contract the appropriate regulatory agency for approval of any wetland that is disturbed.
- **Plan Note:** Approval of these plans does not constitute approval by Cherokee County of any land disturbing activities that may impact any endangered species. It is the responsibility of the property owner to contact the appropriated regulatory agency for approval of any disturbance which this may effect.
- **Plan Note:** Any fill material supporting structural loads shall be engineered with proper documentation including Georgia Registered P.E. Stamp. Submit documentation to the Cherokee County Building Department prior to foundation inspection.
- **Plan Note** (for non-residential and commercial projects): Site development as-built drawings, containing a boundary survey, location, elevation, height and square footage of building, parking areas, utilities, retaining walls, stormwater system and any other pertinent site development data are required upon completion of this project. Cherokee County needs this information before site inspection for C.O. is issued. (Per ordinance # 2004-Z-001 (7.5-3.3-h.))
- **Plan Note:** Clearing limits not to exceed 17 acres of disturbance at one time. (Add this note and clearly show phasing of grading and stabilization.)
- **Plan Note:** Temporary grassing or mulching is required every (7) seven days.
- **Plan Note:** All drainage structures shall be built according to DOT standards.
- **Plan Note:** Advance warning signs indicating construction ahead shall be placed on connecting thoroughfares at 1000' and 500' points on either side of the intersection. The signage shall be reviewed and approved by the County Development Inspector.