

CHEROKEE COUNTY NOTES

PLANNING & ZONING NOTES:

• THE PROPOSED USE AND DEVELOPMENT OF THE SUBJECT SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CHEROKEE COUNTY ZONING ORDINANCE.

ENGINEERING DEPARTMENT:

- 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 CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND THAT IS DISTURBED.
- 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 APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY DISTURBANCE WHICH MAY HAVE THIS EFFECT.
- ON-SITE DISPOSAL OR BURY PITS ARE PERMITTED WITHIN CHEROKEE COUNTY FOR THE DISPOSAL OF INERT WASTE. INERT WASTE IS DEFINED AS AND LIMITED TO EARTHLIKE PRODUCTS, CONCRETE, CURED ASPHALT, ROCKS, BRICKS, YARD TRIMMINGS, STUMPS, LIMBS AND LEAVES. NO OFF-SITE INERT WASTE MAY BE USED FOR ON-SITE DISPOSAL OR A BURY PIT. A PERMIT FOR SAID ON-SITE DISPOSAL OR BURY PIT IS REQUIRED. SEE THE CHEROKEE COUNTY BUILDING INSPECTIONS DEPARTMENT FOR PERMITTING PROCEDURES.
- ALL WETLANDS OR STATE WATERS ON OR WITHIN 200 FEET OF THIS PROJECT HAVE BEEN DELINEATED. (NO KNOWN STREAMS OR WETLANDS ARE LOCATED WITHIN 200 FEET OF THIS SITE.)
- 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.
- 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 (7.5-3.3-4)
- TEMPORARY GRASSING OR MULCH IS REQUIRED EVERY (7) SEVEN DAYS, PER THE CHEROKEE COUNTY SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL ORDINANCE. "ALL AREAS OF ERODIBLE EARTH MATERIAL SHALL BE EXPOSED NO LONGER THAN ONE WEEK BEFORE THE AREA IS STABILIZED WITH GRASS, STRAW, MULCH AND SEED OR A COMBINATION OF THESE. THE STABILIZATION OF NEW EXPOSED AREAS SHALL OCCUR WEEKLY."

STORMWATER:

- 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 CONTACT THE APPROPRIATE FEDERAL REGULATORY AGENCY FOR APPROVAL PRIOR TO UNDERTAKING ANY LAND DISTURBANCE WITHIN WETLANDS AREAS.
- APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBING ACTIVITIES THAT MAY IMPACT ANY FEDERALLY LISTED THREATENED OR ENDANGERED SPECIES PROTECTED BY THE ENDANGERED SPECIES ACT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE US FISH AND WILDLIFE SERVICE FOR APPROVAL PRIOR TO UNDERTAKING ANY LAND DISTURBANCE THAT MAY IMPACT ANY FEDERALLY LISTED THREATENED OR ENDANGERED SPECIES.
- FINAL GRADING OF LOTS IS NOT TO ALTER NATURAL DRAINAGE PATTERN. FLOW SHALL ENTER AND EXIT SITE AS EXISTING CONDITIONS UNLESS WRITTEN APPROVAL IS OBTAINED FROM LOT OWNER AND ALL DOWNSTREAM AFFECTED PROPERTIES.
- ALL IRRIGATION METERS MUST HAVE RAIN SENSORS PER STATE LAW.
- CHANGES IN THE CONSTRUCTION PLANS OF STORM DRAINAGE FACILITIES CAUSED BY FIELD CONDITIONS SHALL BE MADE IN COMPLIANCE WITH SECTION 3.02-G OF THE CHEROKEE COUNTY DEVELOPMENT ORDINANCE.
- REFERENCE THE UPDATED F.I.R.M. PANEL, EFFECTIVE JUNE 7, 2019, AND STATE THE APPROPRIATE COMMUNITY PANEL NUMBER. (IF APPLICABLE) STATE WHETHER THE FLOODPLAIN IS ZONE X, A OR AE.

STORMWATER NOTE:

THE DEVELOPMENT AREA FOR THE PROPOSED DOLLAR GENERAL FALLS ENTIRELY WITHIN THE OVERALL "SHOPS AT BELLS FERRY" DEVELOPMENT. IN COMPARING THE CURRENTLY PROPOSED DEVELOPMENT AREA WITH THE ORIGINAL DESIGN BY DPE, INC. DATED 9/15/2009 THE TOTAL IMPERVIOUS AREA HAS BEEN REDUCED 1,825 SF AND THE EXISTING STORMWATER MANAGEMENT SYSTEM WILL PROVIDE ALL NECESSARY WATER QUALITY AND DETENTION.

DEVELOPMENT SERVICE:

- THE SITE IS IN COMPLIANCE WITH 2004-Z-001 AND/OR 2006-Z-003 FOR DEVELOPMENT AND DESIGN REGULATIONS (SEE ARTICLE 7.5-3 & ARTICLE 7.5-4)
- APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBING ACTIVITIES THAT MAY IMPACT ANY FEDERALLY LISTED THREATENED OR ENDANGERED SPECIES PROTECTED BY THE ENDANGERED SPECIES ACT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE US FISH AND WILDLIFE SERVICE FOR APPROVAL PRIOR TO UNDERTAKING ANY LAND DISTURBANCE ACTIVITY.
- RETAINING WALLS WILL BE CONSTRUCTED.

FIRE & EMERGENCY SERVICES:

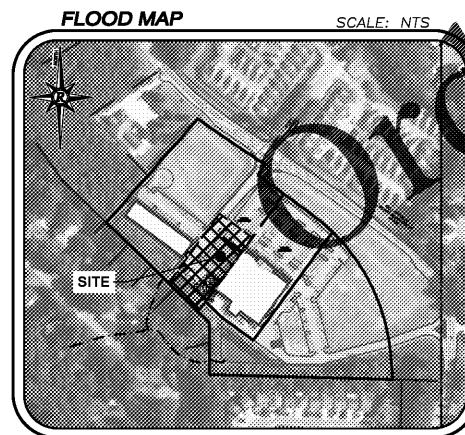
- THE FOLLOWING PLANS HAVE BEEN REVIEWED BY THE CHEROKEE COUNTY FIRE MARSHAL'S OFFICE. THE DRAWINGS WERE REVIEWED UNDER THE APPLICABLE LAWS ADOPTED AT THE TIME. EVERY EFFORT WAS MADE TO ENSURE CODE COMPLIANCE. ANY CODE VIOLATIONS THAT WERE MISSED DURING THE PLAN REVIEW ARE THE OWNER'S RESPONSIBILITY AND MUST BE CORRECTED IN ORDER TO RECEIVE FINAL APPROVAL.
- ALL SITE WORK MUST HAVE A PRE-CONSTRUCTION MEETING.
- THE FIRE MARSHAL INSPECTION PROCESS FOR THE UNDERGROUND PRIVATE FIRE MAIN INSPECTIONS WILL BE DISCUSSED AT THE PRE-CONSTRUCTION MEETING. PLEASE CALL 678-493-6290 TO SCHEDULE ALL INSPECTIONS.
- ALL BUILDINGS MUST COMPLY WITH THE 2018 IFC SECTION 510 EMERGENCY RESPONDER RADIO COVERAGE.
- IF THERE IS NOT PROPER RADIO COVERAGE FROM THE INSIDE OF THE BUILDING, YOU WILL BE REQUIRED TO INSTALL A DAS FOR COMPLIANCE WITH THIS CODE.
- THE CODE IS AVAILABLE ON OUR WEBSITE UNDER 2018 IFC SECTION 510 EMERGENCY RESPONDER RADIO COVERAGE.
- KEY LOCK BOX IS REQUIRED PER CHEROKEE COUNTY ORDINANCE 2018-0-008 ARTICLE III-EMERGENCY ENTRANCE KEY LOCK BOX.
- THE FIRE INSPECTOR WILL APPROVE THE LOCATION FOR THE BOX DURING THE 90% INSPECTION. GENERALLY, THESE BOXES ARE LOCATED 6 FEET ABOVE GRADE TO THE RIGHT OF THE MAIN ENTRY DOOR. THIS IS TO BE ORDERED THROUGH KNOW BOX.COM. USE CHEROKEE CO. FIREMANS AS THE LOCAL DEPARTMENT/AGENCY. THIS IS TO BE USED THROUGHOUT CHEROKEE COUNTY EXCEPT FOR THE CITY OF CANTON.

UTILITY SERVICE:

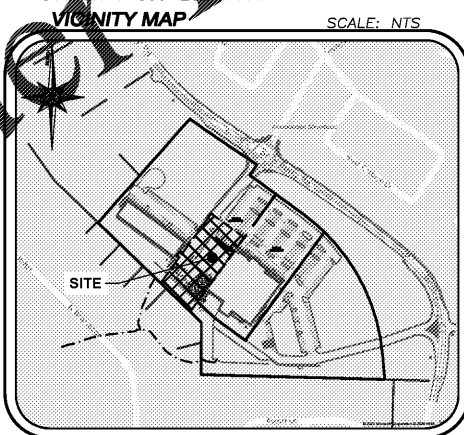
- GAS - GA NATURAL GAS (877) 850-8200
- WATER - CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY (770) 479-1813
- COMM - BELL SOUTH (404) 420-6126
- POWER - GEORGIA POWER (888) 655-5888
- SEWER - CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY (770) 479-1813

CONSTRUCTION SCHEDULE	1st Month	2nd Month	3rd Month	4th Month
MAINTAIN ALL EROSION CONTROL BMPs				
INSTALL PHASE 1 EROSION CONTROL BMPs				
INSTALL PHASE 2 EROSION CONTROL BMPs				
INSTALL PHASE 3 EROSION CONTROL BMPs				
GRADING				
STORM SEWERS				
CURB & GUTTER				
PAVING				
PERMANENT VEGETATION & LANDSCAPING				

NO PORTION OF THIS PROJECT SITE IS LOCATED IN A FLOOD PLAIN WITH A BASE FLOOD ELEVATION PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER FEMA MAP NO DATED 1/1/2000.



UTILITIES PROTECTION CENTER, INC
811 OR 1-800-281-7411



CONSTRUCTION PLANS

FOR

DOLLAR GENERAL WOODSTOCK

LOCATED IN
LAND LOT 154
OF THE 21ST DISTRICT, 2ND
SECTION
CHEROKEE COUNTY, GEORGIA

PROJECT NUMBER:
PL2021000002
FIRERMS NUMBER: 17412

PROPOSED USE
GENERAL RETAIL STORE

STORMWATER NOTES:

- FENCE AROUND POND HAS BEEN PERMITTED AND REAR OUTFLET.
- POND MAINTENANCE MUST BE COMPLETED PRIOR TO THE CERTIFICATE OF OCCUPANCY. VEGETATION AND DEBRIS MUST BE REMOVED. AN O&M PLAN IS TO BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY. ZONING DISTURBANCE IS NOT TO BE DISTURBED.

ENGINEERING CONTACT:
ROCHESTER & ASSOCIATES, INC.
ALLEN MARGAVICH
(770) 718-0600

SURVEY CONTACT:
ROCHESTER & ASSOCIATES, INC.
STAFF SURVEYOR
(770) 718-0600

Rochester & Associates, Inc.
425 Oak Street N.W. Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax www.rochester-assoc.com



PARCEL ID: A PORTION OF TRACT IV @ THE
SHOPS AT BELLS FERRY
ZONING: GC
RAI JOB NO. G215090.DGW
DATE: 12/30/2020

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C-1.1	EXISTING CONDITIONS & DEMOLITION PLAN
C-2.0	OVERALL SITE PLAN
C-2.1	SITE & UTILITY PLAN
C-2.2	SITE & UTILITY DETAIL
C-3.0	OVERALL GRADING PLAN
C-3.1	GRADING PLAN
C-3.2	GRADING DETAIL
C-4.0	PROFILES - 1
C-5.0	EROSION CONTROL PHASE - 1
C-5.1	EROSION CONTROL NOTES & DETAILS - 1
C-5.2	EROSION CONTROL NOTES & DETAILS - 2
C-5.3	EROSION CONTROL NOTES & DETAILS - 3
C-6.0	CONSTRUCTION DETAILS - 1
C-6.1	CONSTRUCTION DETAILS - 2
C-6.2	CONSTRUCTION DETAILS - 3

NO.	DATE	DESCRIPTIONS
1.	2.11.2021	2ND SUBMITTAL - COUNTY COMMENTS
REVISIONS		