SECTION 200 - PLANS

201. PRELIMINARY PLAN REQUIREMENTS

Three (3) copies of preliminary plans will be prepared and submitted for review as described in Section 102.1. Preliminary plans shall include the portion of the county tax maps highlighting the land to be developed, the type of development, the number of units, and the amount of sewage that is expected to be generated, the location and the general plan for sewage collection. The plans shall also include the name, address and telephone number of the Developer or his representative. Questions related to adequate remaining capacity and proposed locations of connections to the existing system should be resolved at this stage before proceeding with detailed planning. The submittal for preliminary review must include all land to be developed although the land is to be developed in several phases or units. Adequacy determinations of the existing sanitary sewer system will be made for the entire project.

202. CONSTRUCTION PLAN REQUIREMENTS

Construction plans shall be submitted to the Authority in accordance with the requirements detailed in Section 102. All plans for sanitary sewer projects shall bear a suitable title showing the name of the project, the name of the sewer basin, and show the scale in feet, the north arrow, date, the name of the design professional, the design professional's signature and his registration stamp. All design professionals preparing construction plans and specifications must be registered in the State of Georgia as a professional engineer or a registered land surveyor. If the project requires a sewer line extension of more than 500 feet to reach the project, a registered professional engineer must design and stamp the line extension. The cover sheet shall include the Owners/Developer's name, address, telephone number, and fax number, plus the design professional's name, address, telephone number, and fax number. The cover sheet shall also include the funding source if state or federally funded, and a detailed project location map. The cover sheet shall also show the numbers of the tax map and parcel in bold letters.

The plans shall be clear and legible. They shall be drawn to a scale which will permit all necessary information to be plainly shown. Plans shall be submitted on 24" x 36" drawing sheets and shall be submitted concurrently in an "Autocad" drawing electronic format. A sheet index shall be provided, as well as a legend of symbols used. Horizontal locations shall be referenced to Georgia State Plane Coordinates (West Zone feet). Vertical locations shall be shown referenced to Mean Sea Level. Reference all horizontal locations to the NAD83/94 (latest

adjustment) datum and reference all vertical locations to the NAVD88 datum. All orthometric locations shall be referenced to Geoid 99/03. All points are subject to verification by the Cherokee County Water & Sewerage Authority. Sewer line locations shall be shown on plans and submitted in ASCII Text or EXCEL electronic format for each point. The Developer shall provide ASCII or EXCEL spread sheet files for coordinate data. (comma delimited). Each Point I.D. (M.H., Force Main, etc…) shall be show at the correct location on the printed plans.

The information submitted electronically for gravity sewer lines shall include:

- **a.)** Manhole ID (CCWSA staff will assign manhole ID number during plan review. The manhole ID numbers shall be shown on the revised construction plans submitted for final review before the plans are stamped. (See Section 102.7) The same ID numbers shall be used for As-Builts. (See Section 604.)
- **b.)** Northing
- **c.)** Easting
- **d.)** Center of Manhole (Lid) Elevation
- **e.)** Invert (In and Out) Elevations
- **f.)** Each Manhole point shall include pipe(s) entering and leaving manhole. Pipe(s) size, Pipe Invert, Material, Type (i.e. Sewer line, service line or force main).

Force Mains along County or State Roads and cross country shall be located at 50’ intervals (ground and top of pipe). If Force Main is within the development and maintains a constant distance behind curb and constant depth, locate at all transitions (vertical and horizontal). All fittings, tees and bends, valves, and air release valves shall also be located. All vertical locations shall be finished ground and top of pipe. The Contractor shall place a vertical piece of 2” diameter P.V.C. pipe on top of the pipe at all bends, tees, fittings, valves, elevation transitions, horizontal transitions and every 50’ along the length of the force main (County or State Roads and cross country) for the purpose of enabling the surveyor/engineer to locate the force main for “As-Builts”. The Contractor will then be responsible for removing the vertical P.V.C. sections after the as-built locations have been verified by the Authority. The rim elevation, top of pipe and the manhole invert elevation of all air release valve manholes shall be located. The size and material of all pipes shall be recorded.

Force Main Pipe Lines, Fittings etc…

- **a.)** Point ID (see CCWSA staff)
- **b.)** Northing
- **c.)** Easting
- **d.)** Ground Elevation
- **e.)** Top of Pipe Elevation
- **f.)** Point Description/Fitting Type and Pipe Size

Air Release Valves (Manholes)

- **a.)** Manhole ID (C.C.W.S.A. staff will assign manhole I.D. number during plan review. The manhole I.D. numbers shall be shown on the revised construction plans submitted for final review before the plans are stamped. (See Section 102.7) The same I.D. numbers shall be used for "As-Builts". (See Section 604.)
- **b.)** Northing
- **c.)** Easting
- **d.)** Center of Manhole (Lid) Elevation
- **e.)** Invert Elevation
- **f.)** Top of Pipe Elevation
- **g.)** Each Air Release Valve Manhole point shall include Pipe Size and Material.

Plans for sanitary sewers shall include a site plan, plan and profile sheets, the General Notes for Sanitary Sewer System Construction, sections and supplementary views, erosion and sediment control plan, and detailed design drawings for all special fixtures.

A.) SITE PLAN

The site plan shall show land lots, district, north arrow, lot layout and existing and proposed building locations. Lot numbers shall run in consecutive order and there shall be no duplicate lot numbers within the project. The site plan shall also show all existing and proposed streets and their names, all streams, water courses, storm drains and the discharge points for all drainage structures. The site plan shall show the topography with contour lines at suitable intervals. On the site plan, show the sewer layout with existing and proposed lines, manhole numbers, line designation and direction of flow. Also, show the size of all lines and the location of proposed services.

The design of cross-country sewer lines and force mains shall be based on field-run surveys. The site plan for cross-country sewer lines and force mains need not show contour intervals, but the profiles shall be based on mean sea level elevation. Site plans for lift stations shall show existing and proposed contours.

In the event the subdivision is developed in phases, the final construction plans for sewers may be submitted in phases or units. However, at the time the first phase is submitted, the engineer will submit one copy of the preliminary layout of the entire sewer system. This layout will show all lines required to serve any lots to be developed and any surrounding property that may be served through the property. The site plans for each phase or unit shall contain a location drawing showing the relationship of the phase or unit

to the total project and to the surrounding streets and sewer outfalls.

B.) PLAN AND PROFILE SHEETS

Profiles should have a horizontal scale of not more than 100 feet to the inch for cross-country lines and 50 feet to the inch for congested areas, and a vertical scale of not more than 10 feet to the inch. The plan view should be drawn to a corresponding horizontal scale. The plan view should normally be shown on the same sheet as the profile. In any case both the plan and profile view should have line designations, station numbers, manhole numbers and any other indexing necessary to easily correlate the plan and profile view. Both the construction plans and the "As-Built" plans shall show station numbers along the alignment of the sewer main plus call out the specific stations of all features such as manholes, laterals, etc. along with the Point I.D. Match lines shall be provided where necessary.

Plans and profiles shall show:

1.) Location of streets, sanitary sewers and drainage easements.

2.) Profile of ground surface, the grade of the sewer between each two adjacent manholes, size and material of pipe, length between manholes, invert of sewer in and out of each manhole, and surface elevation at each manhole. All manholes shall be numbered (C.C.W.S.A. I.D. Number.) on the plans and correspondingly numbered on the profile and electronic data. Station numbers will be shown for each manhole. The profile of adjacent parallel stream beds and of adjacent lake surfaces, low buildings, and low lots shall be shown on the profile. When a body of water is located adjacent to a project, indicate the 100 year flood zone elevation of the stream/river and/or the high water/winter pool elevations of lakes or reservoirs.

3.) Locations of all special features such as connections to existing sewers, concrete encasements, collar walls, ductile iron pipe sections, elevated sewers, piers, special manhole covers such as vented outfall covers or sealed covers, etc.

4.) All known existing structures both above and below ground which might interfere with the proposed construction, particularly water mains, gas mains, storm drains, utility conduits, retaining wall footings, etc.

5.) Bench marks and control points shall be shown on the plan and profile sheets. Horizontal and vertical coordinate data shall be provided on the plans for each bench mark and control point. The vertical datum used shall be the elevation above mean sea level.

C.) SUBMITTAL OF REVISED PLANS

All construction plans submitted for review of revisions requested by the Authority must list each revised item with a cloud around the revised area on the plan sheet and must identify which reviewing authority requested the revision.

D.) PROTECTION OF UTILITIES

Each plan sheet should include a note stating "The Contractor must call the Utilities Protection Center "Call Before You Dig" telephone number (1-800-282-7411) four days before starting any excavation. Each set of plans shall include a reproduction of the following information (Detail S738) from the Utilities Protection Center:

DETAIL S738

The General Notes for Sanitary Sewer System Construction shown on the following

pages (Detail S739) shall be included in each set of plans:

DETAIL S739
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
SANITARY SEWER SYSTEM CONSTRUCTION
GENERAL NOTES

1.) All sanitary sewer system construction must follow the current Authority sanitary sewer system specifications.

2.) For D.I.P. sewer lines, the minimum wall thickness shall be Class 50 and the interior lining shall be Protecto 401 ceramic epoxy. Wall thicknesses greater than the minimum called for above may be required due to greater depths or varying bedding requirements. Class C bedding is the minimum allowed.

3.) All Polyvinyl Chloride (P.V.C.) Sewers 6" to 15" in diameter shall meet the requirements for minimum wall thickness as specified under SDR 35 in ASTM D3034, latest revision. PVC sewers that are 18" and larger in diameter shall have a minimum wall thickness as specified under T-1 in ASTM F679, latest revision. PVC sewers with more than 12' of cover may require wall thicknesses greater than SDR 35 or T-1. PVC is not allowed for sewers greater than 24" in diameter or more than 16' of cover.

4.) Ductile Iron Pipe is required for sanitary sewer lines:

a.) Over and under all storm sewers
b.) Under all stream crossings
c.) With 20% or greater slope
d.) At all drop manholes
e.) Crossing water mains
f.) With less than 3' of cover or over 16' in cover
g.) Inside casings
h.) At all other locations specified by the Authority

5.) Information regarding underground utilities on these plans is not guaranteed as to accuracy or completeness. Prior to beginning work, the Contractor shall request a field location through the utilities protection center and any utility owners thought to have facilities in the area. The Contractor shall promptly compare these field-marked locations with the project plans and then notify the designer of any anticipated problems or need for design changes. It is the Contractor's responsibility to excavate or cause the utility owner to excavate for the purpose of determining exact elevations or locations at utility crossings and other critical locations well in advance of the work under this contract. Damage to existing utilities resulting from the Contractor's negligence shall be repaired at the Contractor's expense. The Developer and/or the Developer's Contractor is responsible for verifying the exact location, size, and material of any existing water or sanitary sewer facility proposed for connection or use by this project.

6.) All sewer service laterals shall have a minimum diameter of 6" and a minimum grade of 1%.

7.) The Developer shall obtain a land disturbance permit from the County and notify the Chief Inspector at least four (4) days before beginning construction.

8.) This project is located in land lots _____, _____ district of Cherokee County, Georgia.

9.) The existing land use is *(describe current land use, such as agricultural, commercial, etc.).*

10.) The Developer is: *(name, address, and telephone number).*

11.) 24-Hour local contact for erosion and sediment control is *(name and 24 hour telephone numbers).*

12.) This project disturbance area is _____ acres.

13.) This project consists of: *(Describe sanitary sewer work to be done, including length of pipe and sizes and number of manholes.).*

14.) Adjacent areas include *(Describe development style of area surrounding project.).*

15.) All fill slopes will have a double row of Type "C" silt fence at the toe of the slopes.

16.) The escape of sediment from the site shall be prevented by the installation of erosion control measures and practices prior to, or concurrent with, land disturbing activities and erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.

17.) All erosion and sediment control measures will be checked daily and any deficiencies noted will be corrected by the end of the day. Additional erosion and sediment control measures will be installed if deemed necessary after an on-site inspection by the issuing authority.

18.) This property *(is / is not)* located within a 100 year flood plain as shown on F.I.R.M. Community Panel Number _____, dated _____.

19.) An undisturbed vegetative buffer meeting local and state requirements adjacent to all running streams and creeks will be left and maintained.

20.) Clearing will be kept to an absolute minimum. Vegetation and mulch will be applied to applicable areas immediately after grading is complete. Land disturbing will be scheduled to limit exposure of bare soils to erosive elements.

21.) Construction activities will be performed in compliance with all applicable laws and regulations.

22.) All marketable timber will be salvaged. Top soil will be salvaged, stock piled and spread on areas to be vegetated. Trees outside of the clearing line will be protected from damage by appropriate markings. Supplemental vegetation will be established.

23.) Cleanout of sediment control structures will be accomplished in accordance with the sediment disposal accomplished by spreading on site. Sediment barriers will remain in place until sediment contributing areas are stabilized.

24.) Contractor is responsible for staking the alignment of the proposed pipeline prior to pipe installation. If a conflict should arise the contractor shall notify the designer at that time.

25.) All excavated dirt shall be placed on the high side of the trench away from any creeks.

26.) Any fill dirt over the pipe shall be graded to prevent ponding.

27.) The construction easement represents the limits of clearing for the complete job. The contractor shall not clear beyond this limit.

28.) No rip-rap shall be placed in any wetland area or in any location or manner so as to impair surface water flow into or out of any wetland area.

29.) This project is allowed construction within wetland areas under the Nationwide Permit, Corps of Engineers Regulations, dated November 22, 1991, part 330.5, Section 12 and 33. Part 330.6 shall also be followed, to the maximum extent practicable, in order to minimize the adverse effects of these discharges on the aquatic environment. Failure to comply with these practices may be cause for the District Engineer to recommend or the Division Engineer to take discretionary authority to regulate the activity on a individual or regional basis pursuant to part 330.8 of the Nationwide Permit, Corps of Engineers Regulations.

30.) Discharges of material for backfill or bedding for utility lines, including outfall and intake structures, provided there is no change in preconstruction contours: A "utility line" is defined as any pipe or pipeline for the transportation of any gaseous, liquid, liquefiable, or slurry substance, for any purpose, and any cable, line or wire for the transmission for any purpose of electrical energy, telephone and telegraph messages, and radio and television communication. The term "utility line" does not include activities that drain a water of the United States, such as drainage tile; however, it does apply to pipes conveying drainage from another area. Material resulting from trench excavation may be temporarily side cast (up to three months) into waters of the United States provided that the material is not placed in such a manner that it is dispersed by currents or other forces. The district engineer may extend the period of temporary side casting up to 180 days, where appropriate. The area of waters of the United States that is disturbed must be limited to the minimum necessary to construct the utility line. In wetlands, the top 6" to 12" of the trench should generally be filled with topsoil from the trench. Excess material must be removed to upland areas immediately upon completion of construction. Any exposed slopes and stream banks must be stabilized immediately upon completion of the utility line. The utility line itself will require a Section 10 permit if in navigable waters of the United States (See 33 CFR Part 322). (Section 404)

31.) Temporary construction, access and dewatering, temporary structures and discharges, including cofferdams, necessary for construction activities or access fills or dewatering of construction sites; provided the associated permanent activity was previously authorized by the Corps of Engineers or the U.S. Coast Guard, or for bridge construction activities not subject to federal regulation: Appropriate measures must be taken to maintain near normal downstream flows and to minimize flooding. Fill must be of materials and placed in a manner that will not be eroded by expected high flows. Temporary fill must be entirely removed to upland areas following completion of the construction activity and the affected areas restored to the pre-project conditions. Cofferdams cannot be used to dewater wetlands or other aquatic areas to change their use. Structures left in place after cofferdams are removed require a Section 10 Permit if located in navigable waters of the United States. (See 33 CFR Part 322.) The permitee must notify the district engineer in accordance with the "notification" general condition. The notification must also include a restoration plan of reasonable measures to avoid and minimize impacts to aquatic resources. The district engineer will add special conditions, where necessary, to ensure that adverse environmental impacts are minimal. Such conditions may include: limiting the temporary work to the minimum necessary, requiring seasonal restrictions, modifying the restoration plan, and requiring alternative construction methods.

32.) All temporary fills shall be removed in their entirety.

33.) A copy of the approved construction plans must be kept on the job site at all times that construction is underway.

34.) No bury pits are allowed.

35.) Topographic ground elevations along all sewer lines, gravity and force mains, are from field-run surveys, not aerial photographs.

36.) All easements must be acquired prior to the preconstruction meeting

37.) All cut and fill slopes must be roughened and vegetated within seven (7) days of their construction.

38.) ____ acres of disturbed area x 67 C.Y. storage per disturbed acre = ____ C.Y. of required silt storage.

39.) Determine storage volume available by:
_____ L.F. of Silt Fence x 3' x 1' / 27 C.F. = _____ C.Y. of storage provided.

(End of General Notes)

E. EROSION AND SEDIMENTATION CONTROL PLAN

1.) The provisions of the Erosion and Sedimentation Act of 1975 (O.C.G.A. 12-7-1 et seq.), as amended, shall govern all land disturbing activities as relates to construction performed. The Cherokee County Water & Sewerage Authority is not delegated enforcement powers for enforcing the provisions of the Erosion and Sediment Control Act of 1975.

2.) The Georgia Soil and Water Conservation Commission has taken provisions of ACT 599 and published a **MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA**, 2000 Edition (or any more current edition as they are published). Sewer construction plans and specifications shall include appropriate segments of this manual. Developers, Engineers, Design Professionals and Contractors performing work in Cherokee County are responsible for acquiring a copy and using the best practical methods contained therein to control the erosion and sedimentation of the construction site in conformance with the intent of ACT 599. Copies may be purchased from the Georgia Soil And Water Conservation Commission, P.O. Box 8024, Athens, Georgia 30603. For additional information, call the Commission at 706-542-3065.

3.) Plan: An erosion and sediment control plan, meeting the requirements of applicable state regulations, shall be provided as part of the overall construction drawings. Use reference in "2" above for guidance. All erosion and sediment control measures must be designed for a 25 year, 24 hour storm event. The Erosion and Sediment Control Plan is to include a note that all erosion control measures are to be in place before the construction activity begins. The plan must meet the requirements of the EPD's NPDES Storm Water Monitoring Permit.

4.) Erosion Control Details and Symbols may be taken directly from the **MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA**, latest edition, as referenced above.

5.) The erosion control plan must be approved by the Natural Resource Conservation Service (NRCS). As stated in Section 102.5, the approval of the plan included in the NRCS Report of Technical Review must be included with the initial submittal of construction plans.

6.) All bid projects must include line items for erosion and sedimentation (E & S) control measures with a unit price for each type of E & S control measure installed.

F. DETAIL DRAWINGS

Special detail drawings made to a scale to clearly show the nature of the design shall be furnished to show the following particulars:

1.) All stream crossings and storm drain outlets with elevations of the stream bed and of normal and extreme high and low water levels.

2.) Details of special sewer joints and cross sections.

3.) Details of special sewer appurtenances such as standard manholes, drop manholes, service connections, manhole frames and covers, manhole steps, air relief valves and thrust blocking for force mains, elevated sewers, piers, pipe bedding, special highway crossings, railroad crossings, etc.

203. PLAN APPROVAL

A.) All plans must be submitted to the Cherokee County Water and Sewerage Authority for approval as delineated in Section 102. All projects requiring a lift station shall be reviewed and approved by the Wastewater Plants and Pumping System Manager. All projects that serve, or has the potential to serve, a business that is required to have a grease trap or dumpster pad shall be reviewed and approved by the Pretreatment Coordinator.

B.) The following sanitary sewer projects shall be reviewed and approved by both the Cherokee County Water And Sewerage Authority and the Georgia EPD:

1.) Land Application Systems.
2.) Water Pollution Control Plants.
3.) Sewers greater than 36 inches in diameter.
4.) Pumping stations with a capacity of 700 GPM or more.

C.) No work shall begin until plan approval is received from the Authority and a Construction Permit is issued by the Authority. The CCWSA General Manager or authorized representative of the CCWSA shall have final approval of the preliminary plans, construction plans and final plans. If a discrepancy occurs between the approved plans and the Sanitary Sewer Main Standards, the Standards shall be the superseding document. The General Manager of the Cherokee County Water and Sewerage Authority or his designated representative may modify or cause to be modified any plans that he believes are in the best interest and future integrity of the Authority.

204. REVISIONS TO APPROVED PLANS

When any deviations from approved plans are proposed, the Chief Inspector shall be notified for authorization. Revised plans should be submitted as soon as possible to the Chief Inspector. Minor changes not affecting the sewer system operation may be allowed in the field during construction by the Chief Inspector. The Chief Inspector shall have authority as to what constitutes a minor or major change. "As-Built" drawings and the required electronic data on disc shall be furnished to the Authority at the completion of construction (See Section 604).

Any section or unit must be built in accordance with the plans. If the Developer decides to phase a section off, a new set of plans showing the phase change will have to be resubmitted and approved.

205. APPROVAL BY OTHER GOVERNMENT AGENCIES

No part of the plan approval process is intended to relieve the Developer of the responsibility to comply with the minimum standards of the Georgia Department of Natural Resources, EPA, EPD, NRCS, Georgia D.O.T., Cherokee County, U.S. Army Corps of Engineers or other appropriate regulatory agency.

Generally speaking, the following documents should be provided to the Authority with the plans, and should also be sent to the proper agency claiming jurisdiction:

A.) A completed EPD Sanitary Sewer Submittal Form properly executed.

B.) An approved Erosion and Sedimentation Control Plan (Note, a Land Disturbing Activity Permit and a Grading Permit must be acquired by the Developer prior to beginning construction). Include with this plan the Natural Resource Conservation Service Report of Technical Review approving the erosion control measures.

C.) A letter stating that none of the sewers, services, or other utilities associated with the project are constructed on or proposed to be constructed on a solid waste landfill, according to the records of the County Roads and Bridges Department.

D.) A copy of the Comprehensive Monitoring Plan that complies with the EPD's NPDES Storm Water Monitoring Permit regarding storm water discharge.

The submittals listed above are not intended to be an all-inclusive list of submittals needed to adhere to all of the government agencies having jurisdiction over construction on a project. It is up to the Developer to inform himself and

adhere to the development regulations of the respective governing agencies.

206. RELOCATION OF EXISTING WATER AND SEWER FACILITIES

All existing water or sewer facilities that have to be relocated, as might occur at roadway entrances, easements, elevation changes, etc., will be relocated by the Developer's Contractor at the Developer's expense. The Authority will inspect all such work prior to acceptance.

207. EASEMENT ACQUISITION AND UTILITY ENCROACHMENT PERMITS

A.) It shall be the responsibility of the Developer to obtain any off-site easements required to connect the project to existing public sewers. Easements will be conveyed to the Cherokee County Water and Sewerage Authority for all facilities which are to be conveyed to the Authority. This process must be started early enough to allow construction of the sanitary sewer mains before any building construction is to begin. No building permits, water meter or sewer tap applications shall be issued until off-site water mains and sewers have been constructed and accepted. This condition shall override any provision for speed up of house starts such as furnishing a bond to guarantee completion of the streets and other appurtenances. A sample sanitary sewer main easement agreement is included at the end of Section 200.

B.) All easements shall allow adequate room to construct the sewer and appurtenances. Permanent easements shall be a minimum of 20 feet wide, and construction easements shall typically be a minimum of 60 feet wide. Wider easements shall be required where water and sewer lines are deeper than normal or where a trunk or interceptor sewer line greater than 15 inches is expected to pass through the development. The maximum cross-slope of the permanent easement shall be 10%. The Authority reserves the right to require larger permanent easements where deemed necessary. See Section 304 for further information regarding easements.

C.) Easement drawings shall be prepared for work outside the development prior to approval of the sewer plans. The drawings shall be of a size suitable for legal recording and shall be prepared by a Registered Land Surveyor. The drawing must be clear and legible for printing. The drawing shall be at a reasonable scale and shall not be a reduced copy of the plan sheet. The drawing will show property lines, the name of property owners with the length of line encroaching on each property owner, size of line, line designation, manhole numbers and stations, width of permanent and construction

easement, scale of drawing, north arrow, land lot and district numbers, and a tie to the nearest land lot corner. Any streets or other existing easements shall also be shown. Easement agreements referencing these drawings shall be prepared and attached to the drawings, signed by the property owners, and recorded at the Cherokee County Clerk of Superior Court's office. A copy of the recorded easement agreement shall be provided to the Authority before the Authority's Construction Permit is issued to the Developer.

D.) ***See Section 603-4.***

E.) The Developer is responsible for obtaining all permits and easements necessary to construct sewer mains to and on the site to be developed. Construction permits will not be issued until all permits and easements have been obtained and until any special conditions such as insurance requirements have been complied with. (See Sections 102.11 and 102.12.)

DETAIL S740

SANITARY SEWER LINE EASEMENT AGREEMENT

GEORGIA, CHEROKEE COUNTY

This grant of easement made this _____ day of _____, 20____, from _____ of the State of Georgia and County aforesaid, hereinafter called Grantor, to **CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY,** a Political Subdivision of the State of Georgia, herein called the Grantee.

WITNESSETH, that Grantor for and in consideration of the sum of $1.00 and other valuable considerations in hand paid, at and before the sealing and delivery of these presents, does grant, bargain, sell, and convey unto Grantee an easement and perpetual right-of-way over, upon, through, under and/or across the property of the Grantor in Land Lot _____, of _____ District, Cherokee County, Georgia, (Subdivision Name, Phase, Unit and or Pod _____ Lot Number _____) and being a strip of land more particularly described and shown on the plat attached hereto and made a part hereof showing the dimensions and location of this easement. The easement covered by this instrument is _____ feet wide, with the permission to use up to _____ feet wide during construction and any and all additional easements for off-site water or sewerage service as deemed necessary by the Cherokee County Water and Sewerage Authority. The easement begins and ends where the said pipeline enters and leaves the property line as indicated above, and totals approximately _____ feet in length.

The easement covered by this instrument is for the purpose of a sanitary sewer line, together with the right to go upon said land to install said sewer line, to inspect, maintain, repair, or replace the same, as may from time to time be necessary.

The Grantor does hereby covenant that they are lawfully seized and possessed of the real estate above described, and hold title in the name(s) of Grantors shown below.

In witness whereof, said GRANTOR has hereunto signed this agreement on the date written above.

WITNESS	**GRANTOR(S)**
_____	_____
Printed Name	Printed Name
	_____
	Signature
_____	_____
Notary Public	Printed Name
_____	_____
Signature	Signature